

APPLICATION FOR CREATION OF THE  
MOUNT PLEASANT HISTORIC DISTRICT  
UNDER D.C. LAW 2-144

Presented by

Historic Mount Pleasant Inc.  
1864 Monroe Street N.W.  
Washington D.C. 20010  
202-234-1141

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Historic Mount Pleasant Inc.

## HISTORIC MOUNT PLEASANT, INC.

1864 Monroe Street, N.W.  
Washington, D.C. 20010  
Telephone (202) 234-1141

Dick O'Connor  
President  
Melvin Doxie  
Vice President  
Wayne Borden  
Treasurer

June 27, 1985

Gay Davis-Miller  
Larry Fredette  
Edward Hughes  
Dora Johnson  
Linda Low  
Napoleon Monroe

Mr. James T. Speight, Jr.  
Chairman  
Historic Preservation Review Board  
614 H Street, N.W., Rm. 305  
Washington, D.C. 20001

Dear Mr. Speight:

Historic Mount Pleasant, Inc. hereby submits an application requesting Historic District Status designating the Mount Pleasant Community as an historic district under D.C. law 2-144. We are requesting expedited treatment of this application by the Review Board.

This application has the same boundaries and documentation as the previous application filed by the History Committee of ANC 1-E in 1982 and later withdrawn in the Spring of 1985. A serious and combined community effort went into the initial application and subsequent presentation before the Review Board. Two years elapsed before a hearing was held on July 31, 1984. The record closed on August 30, 1984. Then further meetings were held in the community to explain the meaning of Historic Status. We believe, however, the time span from June 1982 (the date of filing) to April 1985 was an unreasonable length of time for the Review Board to have taken no action and the Board's delay contributed to the decision of the newly elected ANC to withdraw the application.

Public hearings held within the community on the Historic District Status Application in early 1985 showed a strong sentiment in favor of approving the application. In votes taken at these meetings, three to one were in favor of Mount Pleasant becoming an historic district. Nevertheless, the ANC chose to withdraw the application on a three to two split vote among the Commissioners.

We therefore request the Historic Preservation Review Board to act promptly and schedule public hearings in 1985 on the Mt. Pleasant application.

Thank you for your attention to this matter.

Sincerely,

Richard S. Lerner  
President

M. L. Lerner  
Vice-President

## Table of Contents

	<u>Page</u>
Application form	i
Introduction	
Certificate of Incorporation	ii
Articles of Incorporation	iii
Bylaws of Historic Mount Pleasant Inc.	vi
Chapter I	
Statement of prehistoric, historic, architectural and cultural significance	1
Chapter II	
Map of boundaries of historic district	4
Chapter III	
History and Physical condition of historic district	7
Chapter IV	
Architectural significance of historic district	25
Chapter V	
Contemporary photographs of historic district	44
Chapter VI	
List of significant properties	74
Bibliography	78

Historic Preservation Review Board

APPLICATION FORM  
HISTORIC DISTRICT

APPLICATION TO:

- ☒ designate  
☐ amend

summary of amendments \_\_\_\_\_  
\_\_\_\_\_

☐ rescind

GENERAL INFORMATION

Name or proposed name of Historic District \_\_\_\_\_

Mount Pleasant Historic District

Summary description of proposed or proposed amended boundaries This district in northwest Washington is composed of the clearly defined area bounded on the north by the natural wooded areas of Rock Creek Park and Piney Branch Park extending easterly across Square 2621 to 16th Street, on the east by 16th Street, on the south by Harvard Street and on the west by Adams Mill Road and Rock Creek Park.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name of Applicant: Historic Mount Pleasant Inc.

(If applicant is a community or neighborhood association, it must submit evidence that a substantial number of its members reside or own property in the proposed Historic District; if applicant is an organization, it must submit evidence that among its purposes is the promotion of historic preservation in the District of Columbia. A copy of its charter, articles of incorporation, or by-laws, setting forth such purpose, will satisfy this requirement.

1864 Monroe St. N.W. Washington D.C. 20010

Address of Applicant \_\_\_\_\_

Telephone \_\_\_\_\_

202-234-1141

Richard S. O'Connor

Signature of Applicant or authorized representative

6/26/85

Date

President

Title of authorized representative

## Introduction

Historic Mount Pleasant Inc. has been organized as a non-profit organization to promote the recognition and preservation of the history and architectural character of Mount Pleasant in the City of Washington D.C. The organization was incorporated under D.C. Law 29-501 as a non-profit corporation on April 2, 1985. The purpose of the organization will be to promote historic preservation as an independent group through educational programs and projects in the community as well as sponsoring this application for designation of Mount Pleasant as a historic district under D.C. Law 2-144.

### Board of Directors

Richard O'Connor - President  
1864 Monroe St. N.W.

Melvin Doxie - Vice-President  
1870 Newton St. N.W.

Wayne Borden - Treasurer  
1749 Irving St. N.W.

Judy Fredette - Secretary  
3361 18th St. N.W.

Gay Davis Miller  
1826 Irving St. N.W.

Larry Fredette  
3361 18th St. N.W.

Edward Hughes  
3424 17th St. N.W.

Dora Johnson  
1861 Newton St. N.W.

Linda Low  
1827 Park Rd. N.W.

Napoleon Monroe  
3423 Brown St. N.W.

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Business Regulation Administration  
Corporations Division  
614 H Street, N.W.  
Washington, D.C. 20001-2782



CERTIFICATE

THIS IS TO CERTIFY THAT ALL PROVISIONS OF THE DISTRICT OF COLUMBIA NON-PROFIT CORPORATION ACT  
HAVE BEEN COMPLIED WITH AND ACCORDINGLY THIS CERTIFICATE OF Incorporation

IS HEREBY ISSUED TO THE HISTORIC MOUNT PLEASANT, INC.

AS OF THE DATE HEREINAFTER MENTIONED.

DATE April 2, 1985

CAROL B. THOMPSON  
Director

  
Miriam Hellen Jones

Superintendent of Corporations

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
MARION BARRY, JR., MAYOR  
REV. JANUARY 1985

HISTORIC MOUNT PLEASANT, INC

ARTICLES OF INCORPORATION

We, the undersigned natural persons of the age of 21 years or more, acting as incorporators of a corporation under the District of Columbia Non-Profit Corporation Act (D.C. Code Sec. 29-501 et seq., 1981), hereby adopt the following Articles of Incorporation:

1. The name of the Corporation is Historic Mount Pleasant, Inc.
2. The period of duration of the Corporation is perpetual.
3. The purposes for which the Corporation is organized are;
  - a. To support and strengthen local and national historic preservation laws;
  - b. To preserve the historic landmarks and districts designated under laws, including the interior and exterior architecturally or historically significant structures;
  - c. To support, as appropriate, the designation of additional landmarks or historic districts;
  - d. To review alterations, additions and demolitions proposed for existing buildings to ensure that these changes are compatible with the character of the historic district, neighborhood or landmark;
  - e. To review proposals for new construction within historic districts to ensure compatibility;
  - f. To encourage a sympathetic environment and streetscape within historic districts, such as trees, landscaping of parks and public spaces, street and park furniture, signage, parking facilities and pedestrian walks;
  - g. To disseminate information and to answer questions about historic preservation, historic preservation laws and procedures, and historic landmarks and districts;
  - h. To take necessary steps to make the Corporation's positions known to appropriate local and federal bodies and representatives, as well as to private individuals and organizations;
  - i. To acquire by purchase, gift, devise, or otherwise the title to, or the custody and control of historic buildings and structures;

**FILED**

APR 2 1985

BY: \_\_\_\_\_



j. To take all steps necessary to further the purposes of historic preservation and the designation of Mount Pleasant as a historic district under the National Historic Preservation Act of 1966, 16 U.S.C. 470 et seq., as amended; and

k. To exercise all powers conferred upon corporations formed under the District of Columbia Non-Profit Corporation Act, in order to accomplish its charitable and educational purposes, including but not limited to, the power to accept donations of money and property, whether real or personal, or any interest therein.

4. The Corporation shall have one class of members which shall have the right to vote as provided in the bylaws.

5. All persons interested in furthering the preservation of historic sites and the designation of Mount Pleasant as a historic district, are qualified for membership in the Corporation upon satisfying the requirements for membership provided in the bylaws.

6. The manner of election or appointment of the Directors of the Corporation shall be provided in the bylaws.

7. Provisions for the regulation of the internal affairs of the Corporation shall be set forth in the bylaws.

8. The address of the initial registered office of the Corporation is 1864 Monroe Street, Northwest, Washington, D.C. 20010, and the initial registered agent is Richard S. O'Connor.

9. The number of Directors, constituting the initial Board of Directors, is three and the names and addresses of the persons who are to serve as the initial Directors until their successors are elected and shall qualify are:

<u>Name</u>	<u>Address</u>
Sharon Conway	1833 Park Rd. N.W. Washington D.C. 20010
Linda Low	1827 Park Rd. N.W. Washington D.C. 20010
Richard O'Connor	1864 Monroe Street N.W. Washington D.C. 20010

10. The name and address of each incorporator is:

<u>Name</u>	<u>Address</u>
Sharon Conway	1833 Park Rd. N.W. Washington D.C. 20010
Linda Low	1827 Park Rd. N.W. Washington D.C. 20010
Richard O'Connor	1864 Monroe St. N.W. Washington D.C. 20010



## By-Laws

### Historic Mount Pleasant Inc. Adopted April 9, 1985

#### Article I

##### Name and Location

Section 1. Name. The name of this corporation is Historic Mount Pleasant Inc.

Section 2. Location. The principal office and mailing address of Historic Mount Pleasant shall be the address of the secretary or where the Board of Directors designate.

#### Article II

##### Purpose

Section 1. General. The purpose of Historic Mount Pleasant Inc. is to promote the recognition and preservation of the history and architectural character of the Mount Pleasant neighborhood as defined by the ANC 1-E boundaries and Washington D.C. in general; to represent the collective interests of its members before any public or private decision maker; and to educate the public and disseminate information about historic preservation and the history of Mount Pleasant.

Section 2. Specific. The aims of Historic Mount Pleasant Inc. include but are not limited to the following:

- a. To support and encourage educational programs on the history and architecture of Mount Pleasant in order to develop a sense of identity and civic pride in the neighborhood;
- b. To preserve the existing housing stock and residential character of the neighborhood;
- c. To preserve the historic landmarks and historic districts designated under laws, including the interior and exterior of architecturally or significant structures;
- d. To support the designation of additional landmarks or historic districts;
- e. To support and strengthen local and national historic preservation laws;
- f. To review alterations, additions, and demolitions proposed for existing buildings to ensure that these changes are compatible with the character of the neighborhood, historic district or landmark;
- g. To review proposals for new construction within historic districts to ensure compatibility;

h. To encourage a sympathetic environment and streetscape within historic districts, such as trees, landscaping of parks and public spaces, street and park furniture, signage, parking facilities and pedestrian walks;

i. To take necessary steps to make Historic Mount Pleasant's positions known to appropriate local and federal agencies and bodies involved in the legislative and administrative process of government.

j. To disseminate information and to answer questions about historic preservation, historic preservation laws and procedures, and historic landmarks and districts;

k. To acquire by purchase, gift, devise, or otherwise the title to, or the custody and control of historic buildings and structures;

l. To take all steps necessary to further the purposes of historic preservation and the designation of Mount Pleasant as a historic district under the National Preservation Act of 1966, 16 U.S.C. 470 et seq. as amended; and

m. To exercise all powers conferred upon corporations formed under the District of Columbia Non-Profit Corporation Act, in order to accomplish its charitable and educational purposes, including but not limited to, the power to accept donations of money and property, whether real or personal, or any interest therein.

### Article III

#### Membership

Section 1. Qualifications For Membership. Any adult natural person who subscribes to the purposes and aims set forth in Article II of these bylaws and any group, organization or corporation which subscribes to the purposes and aims set forth in Article II of these bylaws is eligible for membership in Historic Mount Pleasant.

Section 2. Membership. There shall be one class of members. Privileges of membership shall be extended to any person, group or organization who has as their interest the furtherance of preservation and designation of Mount Pleasant as a historic district and the purposes outlined in Article II. Each group or organization shall designate one representative for voting purposes.

Section 3. Application and Approval. In order to join Historic Mount Pleasant, an individual or organization must complete an application as prescribed by the membership committee. The committee shall reach a decision on the application within one month after receipt and inform the applicant of its decision.

Section 4. Dues. To be a member of Historic Mount Pleasant, an initial fee must be paid. Membership dues shall thereafter be paid annually during the month of May. The amount of the initial fee and the annual dues shall be determined by the board of directors. If dues are not paid within thirty days, after they become due, the membership will be terminated.

Section 5. Suspension and Expulsion. A member whose actions or conduct is inimical to the interests of Historic Mount Pleasant may be suspended or expelled by a motion proposed at a general membership meeting and carried by a vote of two-thirds (2/3) of the members present at the next general membership meeting. Between the two meetings the board of directors shall investigate the matter and present its findings prior to the next general membership meeting. Prior to a vote on suspension or expulsion, the member against whom the action is contemplated shall have an opportunity to rebut any allegations made concerning her/him.

## Article IV

### Board of Directors

Section 1. Size. The board of directors shall consist of eleven (11) persons elected from the voting membership. Members of the board must be residents, property owners or operate a business in Mount Pleasant.

Section 2. Powers and Duties. The board has the power to govern the affairs of Historic Mount Pleasant, except for powers reserved to the voting membership by D.C. Law or these bylaws. The board may establish its own rules of procedure.

Section 3. Elections. All directors, after the initial meeting shall be elected at the annual meeting for a term of one year or until their successors are elected.

Section 4. Resignations and Vacancies. A director may resign upon written notice. The board may fill the vacancy by appointment until the next annual meeting.

Section 5. Meetings. The board shall meet at least once each fiscal year. A meeting may be called by the Chairman and three other directors. The board may meet at such times as they determine. Meetings may be held by telephonic conference. Written notice shall be given to all board members at least three days prior to such meetings. The directors may waive written notice at any meeting by a vote of all directors present.

## Article V

### Officers

Section 1. Officers Designated. The officers of Historic Mount Pleasant shall be: president, vice-president, secretary/treasurer. The president and vice president must also be directors. All officers must be elected from the voting membership. Officers must be residents, property owners, or operate a business in Mount Pleasant.

Section 2. Elections. The membership shall elect the officers at the annual meeting after the initial meeting. Officers serve at the pleasure of the members. Vacancies shall be filled by the board of directors until the next annual meeting.

Section 3. Resignations. An officer may resign upon written notice.

Section 4. Duties. The President acts as chief executive officer and presides at all general membership meetings. The Vice-President serves in the absence of the president. The Secretary/Treasurer is responsible for the minutes of the meetings, membership records, funds and accounting of those funds.

## Article VI

### Fiscal Affairs

Section 1. Fiscal Year. The fiscal year for Historic Mount Pleasant Inc. shall begin on the first day of January.

Section 2. Inspection of Books. Upon request to the secretary/treasurer, any member shall be able to inspect the books and records of the organization.

Section 3. Signing Corporate Documents. With prior authorization of the board or a vote at a general membership meeting, the president (or vice-president in president's absence) may sign contracts, instruments of debt and other legally binding documents. The president or treasurer is authorized to sign checks on behalf of Historic Mount Pleasant Inc., but checks over fifty dollars (\$50) must be signed by both the secretary/treasurer and the president.

## Article VII

### Membership Meetings

Section 1. Annual Meeting. The membership of Historic Mount Pleasant shall meet once a year at a time and place to be specified by the board of directors. At this annual meeting, the members shall elect officers and directors in accordance with these bylaws. At this meeting other business can be considered.

Section 2. General membership meetings. The board may in accordance with these bylaws call a general membership meeting. The board shall call a general membership meeting if one is requested by at least twenty-five (25) percent of the members in writing. The board shall hold a general membership meeting within 30 days from request.

Section 3. Notice. The secretary/treasurer shall provide written notice of a general membership meeting to each member at least three days before the meeting, except as outlined in article 10. Notice shall include time, place and purpose of the meeting.

Section 4. Quorum. The presence of at least ten (10) members or at least ten (10) percent of the members, whichever is less, is required before action can be taken at an annual or general membership meeting.

Section 5. Voting. At a meeting each individual and organizational member that is entitled to vote has one vote. A simple majority vote of a quorum controls a decision unless required otherwise by these bylaws, by D.C. law or rules of procedure adopted beyond these bylaws.

## Article VIII

### Committees

Section 1. Appointment. The board of directors may establish committees. The members of the committees shall be made by the board. The committees shall serve for one year. The president may be an ex-officio member of each committee.

Section 2. Membership Committee. A membership committee shall consist of at least three (3) persons appointed by the board. The membership committee shall perform the duties outlined in article III.

## Article IX

### Rules of Procedure

Rules of procedure beyond the scope of these bylaws are governed by the current edition of Robert's Rules of Order Newly Revised and D.C. Law were applicable unless modified by rules prescribed by the board of director's.

## Article X

### Amendment of Bylaws

These bylaws may be amended upon a two-thirds (2/3) vote at a general membership meeting, provided the notice of such meeting and proposed amendment had been circulated in writing to the membership, 30 days in advance of the general membership meeting.

## Chapter I

A statement of the prehistoric, historic, architectural and/or cultural significance of the proposed or proposed amended Historic District, and a general description of those qualities which make it significant.

Mount Pleasant stands today as a cohesive residential district illustrating the growth and development of one of Washington, D.C.'s first suburbs. Its significance lies in its rich, well-documented community history, the period integrity and visual character of its architecture, and its successful adaptation of traditional urban design to the natural hilly terrain.

The area known as Mount Pleasant traditionally was a rural community centered in the vicinity of today's 14th Street and Park Road and stretched across the entire hillside. This central area became the Village of Mount Pleasant. As new neighborhoods grew, particularly Columbia Heights (13th Street east to Georgia Avenue), the new development of Mount Pleasant was pushed to the west. In 1901, the widening of 16th Street redefined Mount Pleasant for the 20th century. The proposed Mount Pleasant Historic District, a product of the 20th century design, has a distinct identity apparent in both its natural and designed features. The area is cradled within an arm of Rock Creek Park, its north and west boundaries. To the south, the curved sloping route of Harvard Street delineates its boundary. To the east, the wide avenue of 16th Street separates it from the rest of the city. The high elevation and rolling terrain further distinguishes this district. From the highest grade along the fall line at Park Road, the land slopes downward, breaking into a severe drop to the north and west. The wooded acreage of Rock Creek Park and the National Zoological Park serve to accentuate the district even more. The natural boundaries of the district are easily distinguishable when walking through Mount Pleasant where steep grade, stone retaining walls and high steps abound. This district is distinctive when viewed from the National Zoological Park or Mount Saint Albans.

Mount Pleasant has its origins with the large land patents of the 1700's. James Holmead first settled near the present day southern and original eastern boundaries and built Holmead Manor. In the 1800's, large estates, such as Anthony Holmead's Pleasant Plains, Robert Peter's Mount Pleasant and Hiram Walbridge's Ingleside, divided the rural countryside. Samuel P. Brown's assemblage of property into a new "Mount Pleasant" estate took place after the Civil War. It was in this period that Brown, an astute real estate investor, recognized the opportunity to successfully develop his land into a suburban village.

Located on a high plain extending from Rock Creek east across to today's 13th Street, far from the swamps and marshes of the District's basin, the beautiful wooded area was easily recognized for its contribution to an idyllic life style. A commentator of the 1870's wrote, "it is perhaps the most healthy suburb in Washington." Despite the beauty of the country setting, Brown was able to sell only five of his lots. But with the city's growth, the advent of the streetcar and the maturing of Mount Pleasant's own community resources, the area advanced and by the 1920's Mount Pleasant was densely developed.



Like their founder, S.P. Brown, a native of Maine, many of the early residents of Mount Pleasant Village are said to have come from New England stock. Their public spirit, values and pride permeated life in the area, and Mount Pleasant developed into a cohesive community with a full complement of social, spiritual and utility services and institutions.

When, in 1901, the Congress authorized the widening of 16th Street, their community was cut in two. What had been the broad expanse of Mount Pleasant across the entire ridge, now was reduced to 16th Street west. The Mount Pleasant residents were able to retain their sense of place and neighborhood by tightening their philosophical boundaries to conform with the physical barriers. The community was further boosted by the renaming of 16-1/2 Street as Mount Pleasant Street; the development of Mount Pleasant Street as a commercial area; and the introduction of the Mount Pleasant trolley.

This consolidation boosted Mount Pleasant's identity by strengthening its direct physical connection to the downtown, enhancing it as a close-in suburb, and drawing notice to its suburban beauty and healthy atmosphere. The concurrent spread of the streetcar to within Mount Pleasant's boundaries, and a public concern for healthy environment resulted in a surge of growth in Mount Pleasant. Large single family houses, followed by the semi-detached, the town and row houses and the apartment buildings carefully and quickly filled in the area's terrain firmly establishing for Mount Pleasant an urban character within a rural setting. Soon the necessary institutions — schools, library, churches, as well as a concise commercial strip, completed the development of this near model suburb.

Today, the Mount Pleasant Historic District has a street plan composed of a pattern of straight (predominantly east-west), curved, and diagonal streets. The plan conforms in spirit to that of the L'Enfant Plan as required by the Highway Act of 1898, but is also responsive to the roll of the terrain. Buildings sited along changing grade have been handled very well in nearly all cases. Despite urban density, the district has an openness about it. This is the result of the terrain, siting, and abundance of trees and shrubbery. As well, there are three publicly-used park areas within the district.

The hilly terrain and straight and curved streets work with the building set-backs to create a gracious streetscape terminating in a distant vista. Because of the natural relationship between Mount Pleasant and Mount Saint Albans, the National Cathedral (began construction in 1907) serves as a compelling focal point visible from many vantages. Trees, sidewalks, retaining walls, frontyards, porches, stairs, bays, all work together to add dimension and visual interest to the streetscape.

Dominated by early 20th century town and row houses, Mount Pleasant continues as a densely developed residential community complete with a

variety of building stock, all well-sited and scaled along wide streets and broad vistas. Built primarily of brick, as is so much of Washington, the row urban dwellings exhibit a variety of design elements composed and articulated in a variety of ways to form cohesive facades. Bays, porches, columns, fenestration, roof types and materials, dormers, brackets and materials are reiterated and adapted in a manner that enriches the architecture and streetscape. Scale and proportion are used to complement the street and maintain visual order. The repetition of architectural details, decoration and massing is responsive to the context and provides a pleasing unity without conformity.

Interspersed between the brick row houses are many detached and semi-detached residences, both small and large. These buildings are of a variety of materials, of grand and modest scale. They display hand craftsmanship, a variety of styles, and individual taste. They are the product of several periods ranging from the late 1800's through the turn of the century. Victorian shingled farmhouses illustrate the skill of their carpenter builders, great Colonial Revival brick mansions sit grandly above Park Road, well-proportioned duplexes of stucco or brick reflect the early 20th century taste.

There are a number of large quality apartment buildings from the early 20th century. All are located at key points throughout the Historic District. They serve to firmly anchor its boundaries. A carefully constrained commercial corridor provides, as it has since the 1900's, the services and products necessary for a self-sufficient community. Primarily of vernacular design, these buildings provide insight into the development of commerce and taste.

Institutional architecture, the product of 20th century growth, includes an Italian Renaissance style public library; several churches in a variety of styles including Romanesque Revival and Neo-Classical, a Spanish Revival mission serving as a day care center; an Italian Renaissance style public school.

The proposed Mount Pleasant Historic District represents the development of Mount Pleasant from its origins as large parcels of farm land, its early village years, its heyday as the home of prosperous merchants, to its development as a solid middle-class community within a larger urban framework. Eighteenth-century Ingleside (Category II D.C. Landmark), the Victorian Carpenter Gothic frame houses, the large Colonial Revival residences of the north side of Park Road (Category II D.C. Landmark), the gracious townhouses of Lamont Street, the rows of attached houses along rolling streets give Mount Pleasant its distinct character, one representative of every major period of development. This architecture is a functioning monument to the concept of the urban suburb, as well as a fine example of middle class residential private and speculative buildings that are responsive to their site and the character of their neighborhood.

## Chapter II

Attach a map showing the boundaries of the proposed or proposed amended Historic District (indicate a north arrow) together with an accurate description of those boundaries and a statement of justification for the boundaries.

### Boundaries Description

Beginning at the intersection of the center line of Oak Street, N.W. and the center line of 16th Street, N.W., thence south along the center line of 16th Street, N.W. to its intersection with the center line of Mount Pleasant Street, N.W. and the center line of Harvard Street; thence west along the center line of Harvard Street, N.W. to its intersection with the center line of Harvard Street, N.W.; thence west along Harvard Street, N.W. to its intersection with the center line of Adams Mill Road, N.W.; thence north along the center line of Adams Mill Road to its intersection with the center line of Klingie Road, N.W.; thence west along the center line of Klingie Road, N.W., to its intersection with the western property line of lot 804 of Square 2618; thence north along the western property line of said lot 804 to its intersection with the southeast and southwest property lines of lot 805 of Square 2618; thence northwest along the west property line of said lot 805 to its intersection with the north property line of said lot 805; thence east along the north property line of said lot 805 continuing along the north property line of lot 806 of Square 2618, extended to the intersection with the west line of Rosemount Street, N.W., then northwest along the west line of Rosemount Street, N.W., to its intersection with the northwest boundary of Square 2618, thence southeast along the northeast line of Pierce Mill Road, N.W. to its intersection with the west line of Park Road, N.W., thence north along the west line of Park Road, N.W., to its intersection with the extended north property line of lot 104 of Square 2617, continuing to the east along the north property line of lot 170 of Square 2617, to its intersection with the north property line of said lot 170, thence east along the north property line of lot 826 of Square 2617 to its intersection with the east centerline of 18th Street, N.W., thence north along the centerline of 18th Street, N.W. to its intersection with the north boundary of Square 2619; thence northeast along the north boundary of Square 2619 to the intersection of the center line of 17th Street, N.W.; thence south along the center line of 17th Street, N.W., to its intersection with the center line of the public alley that is adjacent to lots 662, 496 and 842 of Square 2621; thence north along the center line of said alley to its intersection with the extended north property line of lot 842 of said Square; then east along the north property line of said lot 842, continuing east along the north property line of lot 590 of Square 2621 passing through the alley set to the north property line of lot 804 of said Square 2621 to its intersection with the west property line of lot 784 of Square 2621; thence north along the west property line of said lot 784 and continuing along the west property line of lot 783 to its intersection with the north property line of said lot 783; thence continuing east along the north property line to its intersection with the center line of Brown Street, N.W., thence south along the center line of Brown Street, N.W., to its intersection with center line of Oak Street, N.W.; thence east along the center line of Oak Street, N.W., to the point of beginning.

## Boundary Justification

East Boundary. The eastern boundary of the Historic District is the center line of 16th Street, N.W., This wide avenue forms a strong and distinct boundary separating the Historic District from the Columbia Heights neighborhood to the east.

South Boundary. The southern boundary is formed by the natural terrain, location of Harvard Street, and the change in building stock. The center line of Harvard Street, N.W. conforms to the natural grade of topography. The architecture to the north side of Harvard Street is consistent with the moderate scale residential structures that form the Historic District, that to the south is representative of a larger building type and is oriented toward Quarry Street.

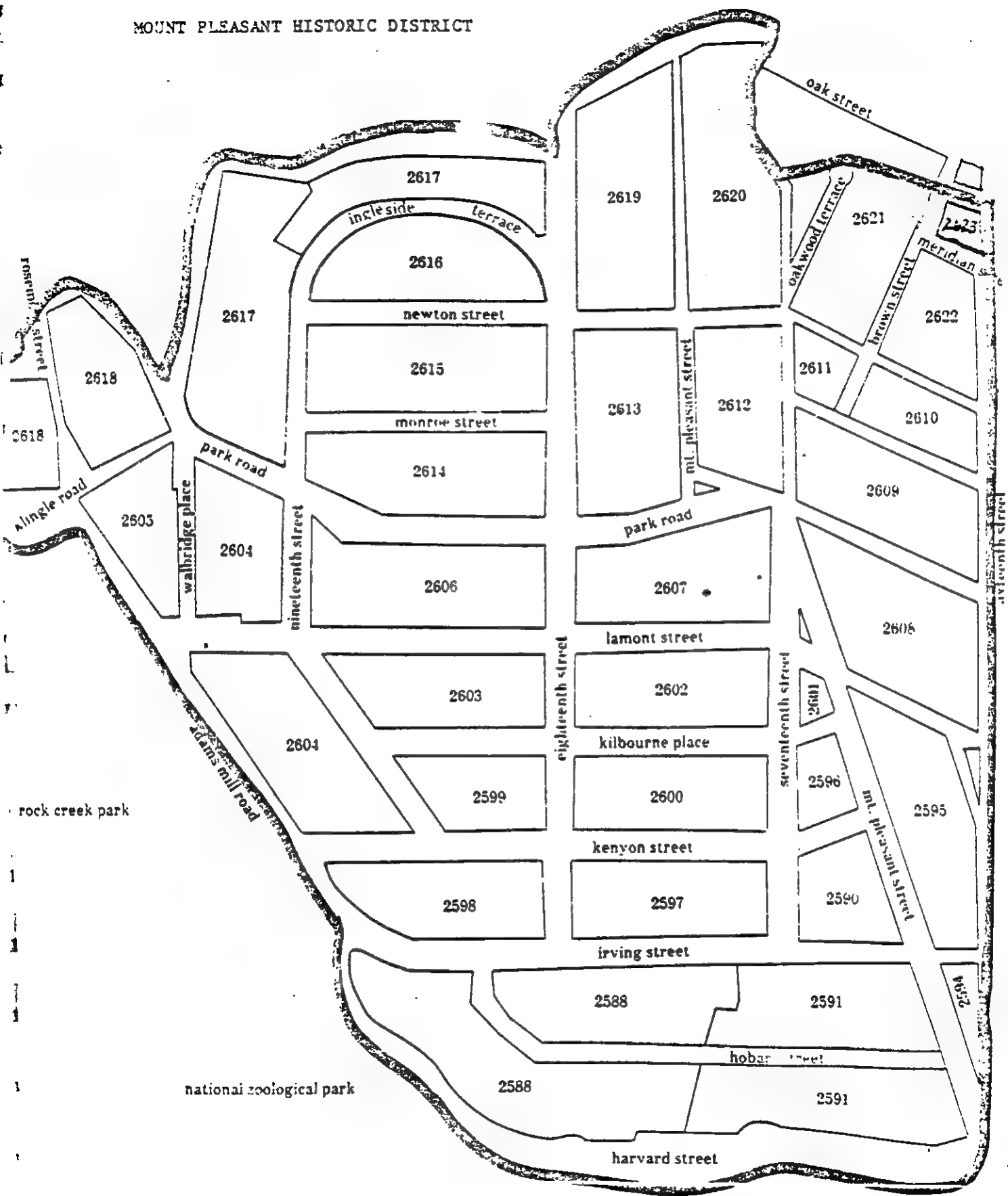
West Boundary. While using the center line of Adams Mill Road as a legal boundary, the western boundary of the proposed district is dictated by the natural wooded areas and boundaries of the National Zoological Park and Rock Creek Park.

North Boundary. A steep grade and wooded terrain form the boundary to the north.

The Mount Pleasant Historic District includes all the following Squares and all of their inclusive lots:

2588	2609
2591	2610
2594	2611
2595	2612
2596	2613
2597	2614
2598	2615
2599	2616
2600	2617
2601	2618
2602	2619
2603	2620
2604	2621, except lots 826-835,
2605	351-354, 840, 358,
2606	771-782
2607	2622
2608	2623, except lots 815,
	775, 776, 816

# MOUNT PLEASANT HISTORIC DISTRICT



### Chapter III

If district is proposed for designation principally for its prehistoric, historic and/or cultural significance, a description of the existing physical condition of the district and its relation to the prehistoric, historic and/or cultural significance of the district.

#### Early History

Mount Pleasant's history reaches back into the early 1700's. Its beginnings are rooted in colonial times when, in 1727, James Holmead received a patent from Charles Carroll, Lord Baltimore, for a large parcel of land that included the area to the east of Rock Creek and south of Piney Branch. In 1740, just beyond the contemporary boundaries (approximately the 3500 block of 17th Street) of Mount Pleasant, Holmead built Holmead Manor. Anthony Holmead, a British nephew, came to America to inherit the estate in 1750. Naming his large tract "Pleasant Plains," he lived there until his death in 1802. Holmead's estate was divided in two and the western portion that embraced contemporary Mount Pleasant went to his son, John. John's heirs gradually sold off large portions of the original estate. They did hold on to that small portion that would become the site of the village of Mount Pleasant. The Holmead family retained the mansion and lived there as active members of the Mount Pleasant community into the 1890's when the house was demolished.

In 1802, the Washington Jockey Club rented part of the Holmead property for their Washington Race Course, but in 1840 when the Club failed to renew its lease, William Holmead attempted to subdivide the land into five-acre lots suitable for country house construction. Despite an advertisement in the October 29, 1836 Washington Globe describing the area as "well suited for the residence of a gentleman of fortune, having a commanding view of the city and surrounding country, and every advantage for the display of taste in improvement,"<sup>1</sup> these efforts to create suburban lots were premature and proved unsuccessful.

#### Village Development

1850 found a portion of the Holmead estate in new hands: first, of J. Ross Brown, a famous traveler, and then, a month later, sold to William Selden. This property comprised 73 acres of land lying north of Linnean Hill Road (now Park Road) and set between Fourteenth Street to the east and the estate of Ingleside to the west. Selden had served as Treasurer of the United States and in 1850 was Marshal of the Supreme Court. He built a large house on what is now Mount Pleasant Street and lived there for close to 12 years. The onset of the Civil War was difficult on the Southern sympathizer. Cut off from the income derived from his extensive Virginia landholdings, Selden was forced to sell his house and property at a very low price, while he returned to his native state.

Key

Linnean Hill Road - Park Road (intermittently known as Lowell Street)

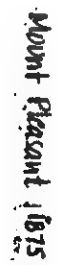
Linnean Hill Road - Park Road (intermittently known as Lowell Street)

- ♦ Part Street = Part Road

Great Street = Lamont Street

Kenneth Avenue: Irving Street  
Main Pleasant Street

Piney Branch Road: Pleasant Street



On the 30th of May, 1862, Selden released various deeds of trust on his property and conveyed it to Samuel P. Brown. In 1862, this land and its house was occupied by Northern military troops, but as soon as the soldiers were withdrawn, the new owner set to improving his holdings. Brown expanded the house into a 30-room mansion boasting three drawing rooms; he planted fruit trees and ornamental shrubbery; and soon he moved his family into their new home — named as Robert Peter's estate to the south had been — Mount Pleasant.

When Brown purchased Selden's land, the war had greatly depressed prices. At the war's end, when real estate began to recover and business returned to normal, Brown recognized an excellent opportunity to sell some of his holdings for a sizable profit. In May, 1865, he surveyed and subdivided a portion of the land. Opening up one street, to be named Sheridan Avenue, permitted the creation of one-acre lots with 130 foot frontage and 330 foot depth. One lot was sold at public auction and four at private sale. Despite poor sales at first, it is this effort that is recognized as having "inaugurated the movement which has resulted in the building up of the beautiful suburban village of Mount Pleasant."<sup>2</sup>

Samuel P. Brown was a native of Hancock County, Maine. His early career was spent in the survey and exploration of timberland, and later in the lumber, granite and shipbuilding businesses. Elected to the legislature of Maine intermittently between 1845 and 1859, he was an unsuccessful candidate for the U.S. Congress in 1860. In 1861, he moved to Washington and was appointed a naval agent. He is believed responsible for building several large residences in the District and in 1863, built the Metropolitan Street Railroad and served as its President. Continuing an active interest in politics, Brown was appointed a member of the Levy Court and served as a member of the District's Board of Public Works.

Brown's ability in real estate investment is evident in his shrewd purchase of the Selden holdings. When, after the war, prices returned to normal, Brown is credited with thinking, "that he might do good service to the public and to himself by selling off a portion of his farm in lots suitable for suburban residences."<sup>3</sup> Brown's public-spirited efforts were soon duplicated by other developers as the 1880's found Kalorama, Massachusetts Avenue and Chevy Chase being subdivided into building lots. As an astute businessman, Brown was involved in many investments throughout the District and took an active interest in the future of his city. As a Presidential appointee to the District's Board of Public Works, Brown was part of the body which, under Alexander Shepherd's lead, was to alter the look of the Nation's Capital. As a large-scale reinvestor like Shepherd, Brown was subjected to many of the same charges including conspiracy to secure public contracts. Like Shepherd, Brown probably did use his position to enhance his own real estate holdings. An 1879 article in The Evening Star reported that Mount Pleasant's roads "are neatly laid into streets, are macadamized and are kept in good condition the year round, making one of the finest suburban drives adjacent to the City."<sup>4</sup> But no evidence came forth to prove that he used his position wrongfully.





The original purchasers of Mount Pleasant lots\* included J.S. Brown (lots 4 and 5, fronting on Park Street); Isaac Bond (Lot 28, fronting on Sheridan Avenue); W.C. Lipscomb, Jr. (Lot 6, fronting on Park Street); and Ephriam Wheeler (Lot 14, fronting on Park Street). By 1867, each of them had built a house on their lot.

After these initial sales, nothing sold for one year. Then, in the summer of 1866, a group of government clerks banded together to purchase land to be used as home sites. After considering several possible suburban properties, they selected Brown's Mount Pleasant subdivision. To accommodate these men, Brown made his second subdivision. This added Howard Avenue, Brown Street, Center Street, Meridian Avenue, and Oak Street. Sheridan Avenue was reduced from 60 feet to 45 feet in width and acre lots on the north side were reduced to half-acre lots, extending from Sheridan to Howard Avenues. Acre lots were laid out on the north side of Howard Avenue, extending through to Meridian Avenue. Of the 30 men in the original association, ten remained in the deal—James S. Delano (Lots 19-20, one acre on the northwest corner of Howard Avenue and Brown Street); J.W. Buker (Lot 38, 2 acres next to Delano's, north extending from Brown Street to Piney Branch Road); S.H. Goodman (Lot 39, one acre north of Buker between Brown Street and Piney Branch Road); E.S. Turner (Lots 36-37, 2 acres, fronting 132 feet each on Howard Avenue, and extending along Brown Street to Meridian Avenue); E.A. Pratt (Lot 35, one acre, 132 feet on Howard Avenue, next east to Turner); P.H. Folsom (Lot 34, next east to Pratt); B.P. Davis (Lot 32, Howard Avenue); A.L. Sturtevant (Lot 31 to the east of Davis); T.M. Exley (Lot 24, 1/2-acre, on Howard Avenue extending to Sheridan Avenue); and H. Baldwin (Lot 27, next west to Bond).

Brown was not the only developer. Other investors bought and sold lots north of Howard Avenue and west of Fourteenth Street before and after Brown's subdivision. Thomas Quinter, married to a Holmead heir, sold off a portion of his wife's holdings. John Eggleston, a Baltimore native and butcher, purchased two acres in 1861. Abram Elkins, Jr., a clerk in the Treasury Department bought one acre in 1867. Samuel W. Estern, a native of Maryland, purchased one acre in 1872. Following Brown's lead, in 1867 Ohio's Senator John Sherman and his brother General William T. Sherman, purchased a tract of land lying between Fourteenth Street and the Joshua Pierce Estate, Park Street (Road) on the east and west, and the Columbian College property on the north and south. They immediately subdivided the land into lots and proceeded to sell.

During the year 1871, Samuel Brown purchased a second tract of land lying south of Park Road and west of the Sherman property. He subdivided

\*These five lots were located in the section of 14th Street and Park Street (Road) closest to downtown Washington via the direct route of 14th Street. See map.

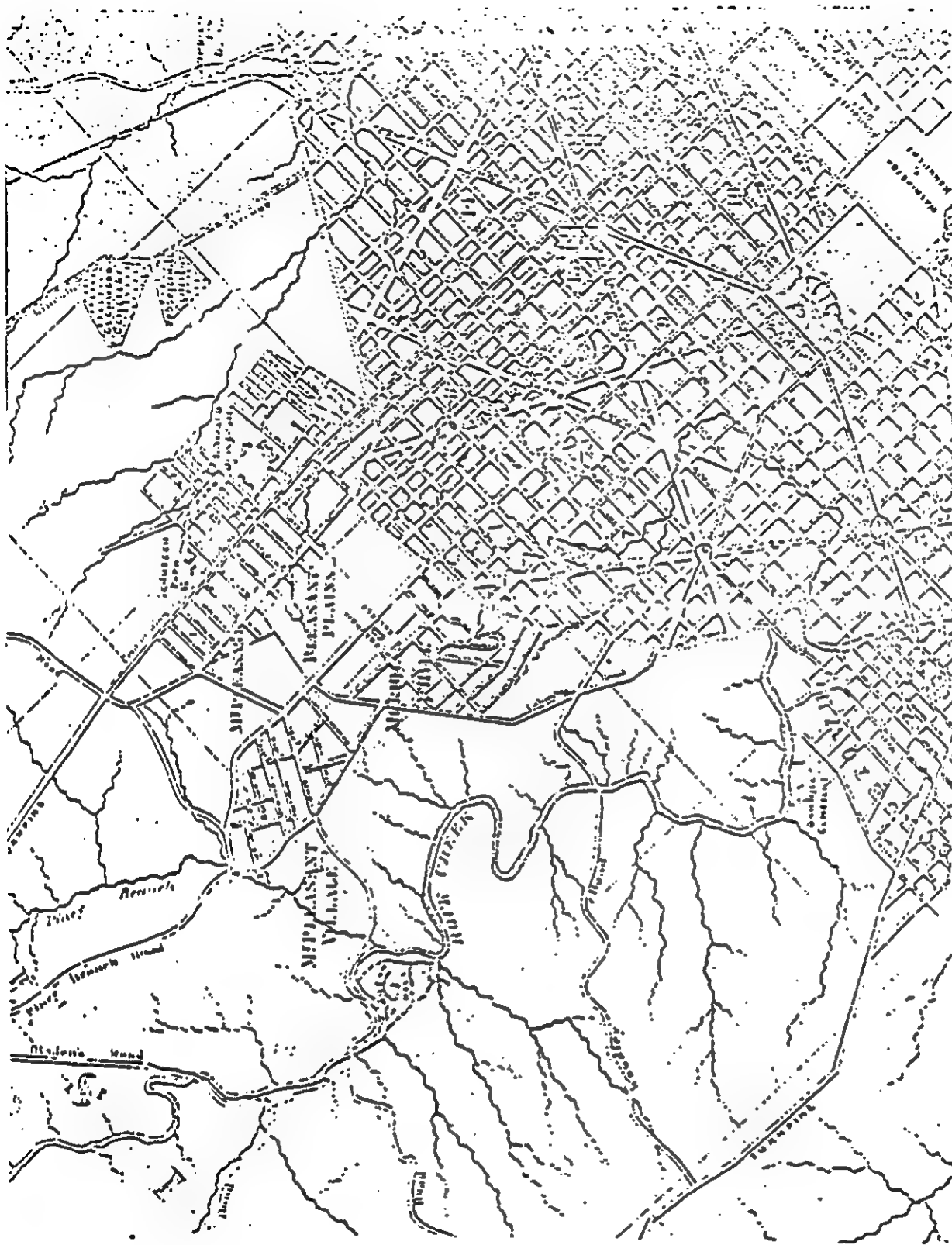
the land and offered it for sale in 1872. The first lot sold was used for the second Mount Pleasant public school building. The original school house, built in 1869, was quickly outgrown by the small but increasing population and by the spring of 1872 a new building capable of holding several hundred students was constructed. Other lots sold quickly and more new houses were built expanding Mount Pleasant.

Despite the growth of the village, several large estates continued to be maintained in Mount Pleasant. James Eselin, an innkeeper who in the 1820's had purchased 40 acres to the west of Piney Branch Road, had come to the area from Prince George's County, Maryland. Eselin's son, Columbus, occupied a portion of the estate while his daughter, Mary, married William Holmead and lived on the 60-acre Holmead estate which formed the easterly limits of the old Mount Pleasant area. Near 14th Street, Francis Mattingly held 18 acres. Mattingly, a native of Maryland, was regarded as one of the area's most respected citizens. A successful manufacturer and retailer of hats, he moved to Mount Pleasant in 1866.

West of and adjoining the holdings of Samuel Brown and Piney Branch Road was the estate known as Ingleside. Called the "most exclusive home in Mount Pleasant,"<sup>5</sup> Ingleside is believed to have been built for Henry Ingle, a friend of George Washington and secretary to Stephen Girard. The original occupants of the mansion were Congressman and Mrs. Chester Walbridge who lived there from 1850 until around 1890. The estate was then reduced in size as the Walbridge family subdivided one portion while selling the mansion and remaining grounds to Chapin Brown. Frank Noyes, treasurer, editor and then president of The Evening Star owned Ingleside from 1896 until 1904. Ingleside was then owned by the Presbyterian Home. It is now known as the Stoddard Baptist Home and is a District of Columbia Historic Landmark. Its major significance is its architecture. Constructed about 1850 to the design of Philadelphia architect Thomas Ustick Walter, it is in a composite Italian Villa/Italianate design that Walter considered as one of his most important works. Its terraced grounds were landscaped by the renowned Andrew Jackson Downing and epitomized Downing's philosophy of the interrelationship of architecture and nature.<sup>6</sup>

To the west of Ingleside, forming the westerly boundary of Mount Pleasant was the estate of Robert C. Fox. An elegant summer residence, Rosemount consisted of 17 acres. Fox was a native of Virginia who came to Washington in 1855 as a tutor in Greek and Latin for nearby Columbian College. In 1872, Fox purchased Rosemount and continued to reside in Washington as a successful real estate broker. This area is now the site of the House of Mercy, designed by Nathan Wyeth.

By the 1870's, Mount Pleasant existed as an idyllic rural village with sparsely populated rolling hills, surrounded to the north and west by the rich woodlands. Striking views from Mount Pleasant of the growing city and countryside could be matched only by those from Mount Saint



Map of the District of Columbia, 1873

Albans, its sister hill to the west. This description of Mount Pleasant ran in an 1879 article in the Evening Star:

Many of the villagers raise their own poultry, keep their cattle, have a garden and produce their own vegetables and keep a neat flower garden, while some possess fine fruit orchards.

The scenery in and about the village and along Rock Creek need but little description, as the skillful hands of some of our home artists have long put upon canvas the beautiful views hereabouts. Many persons go miles away seeking lovely scenery and picturesque landscapes, while a jaunt along Rock Creek and a stroll over the green hills around Mount Pleasant reveal to the surprised visitor beauties unthought of.<sup>7</sup>

In 1871, the Omnibus Company was organized at a public meeting. Lyman Emery, one of the first village settlers, headed the early public transportation system.

...took passengers from Mount Pleasant in the morning and stopped at the Treasury, and left the Treasury after office closed, for the return to the village. The stage made side trips at times during the week to enable Mount Pleasant villagers to do their marketing and shopping and was subject to call other points in Mount Pleasant to pick up passengers for downtown. It went to the Treasury, the Patent Office, Center Market and Perry's Store at 9th and Pennsylvania Avenue.<sup>8</sup>

While not the sole means of transportation to downtown, public transportation did provide Mount Pleasant residents with a relatively dependable connection to city life.

Life in Mount Pleasant was dubbed "utopian" by the amiable Star correspondent. With a population composed primarily of government employees, many with New England background, the homogeneity and sense of community ran strong. With "two good stores in the village which supply the necessities of everyday life,"<sup>9</sup> a four-room school with the capacity of 200 to 300 students, and proximity to downtown and car systems, Mount Pleasant residents seemed to enjoy the best of both country and city life.

But winter's severe weather served to isolate the village. The Annals of Mount Pleasant relates: "In the winter of 1867 and 1868, the little community at Mount Pleasant, finding themselves without any easy communication with the City, and virtually separated from all their former associations, began to feel the necessity of promoting social

intercourse and enjoyment in their own neighborhood."<sup>10</sup> This activity, organized in its beginnings by S.N. Goodman and his sister, Harriet, resulted in community Bible classes and regularly scheduled parties (rotating through the neighborhood) with music, dancing and refreshments. The Oak Street school house was soon the location of many functions, including meetings concerned with the District's original home-rule organization.

The community's strong political bent resulted in the formal creation of the Mount Pleasant Assembly. In September 1870, a constitution was adopted and under the leadership of its president, L.S. Emery, and its secretary, Dr. Daniel Breed, the organization took on serious debate. The Annals described the Assembly as:

...a great success from the first and for several years every householder on Howard Avenue and the greater part of those on Park Street were accustomed to participate in its proceedings. It fearlessly discussed all questions, grave or gay, political or religious, historic or scientific, and put the American Congress to shame by its more frequent and tenacious discussions on questions of order. The assembly was the center of every other public movement, it brought out and exposed the qualities of every member, united them together in friendly intercourse, and in Scriptural phrase, caused them to see "eye to eye." The religious meetings; the Sunday Schools; the street improvements; the sidewalks; the omnibus company; the temperature division; and the Union Hall Company, were mainly the outgrowth of this association.<sup>11</sup>

The weekly meetings of the assembly provided a public forum for the Mount Pleasant residents and the result was positive change. Mount Pleasant was transformed from an unplanned subdivision to a community with spiritual, social, public and commercial services. B.P. Davis initiated the formation of the Sunday School and it was officially opened on June 27, 1870. Religious meetings began soon after the creation of the Sunday School. The "colored Sunday School" for black children was organized in 1871 through the efforts of W.R. Murphy. The Christian Association, an attempt to "embody the Christian element of the neighborhood into an association for more effective Christian work" began at a public meeting in March 1872 with Edward Peck as its first President. The Mount Pleasant Division Sons of Temperance was organized in 1875 and claimed at one point to call nearly every person in the village a member. The Union Hall Company was formed in 1874 to begin a church, "but finding a more liberal co-operation in the project for a public hall, that scheme was adopted."<sup>12</sup> and the result was the construction of Village Hall (1/2 lot No. 26, site of 1520-22-24-26 Newton Street), soon the social center for the village.

By 1878, Mount Pleasant boasted an Opera House, a debating society known as the Mount Pleasant Lyceum, a literary society — the Philomatic Society and a youths' debating club, "...all these associations providing in a general way for the amusement of the villagers."<sup>13</sup>

But as proof of the sincerity and wholesome spirit of these social endeavors, residents took great pride in the prohibition of alcohol within their boundaries. "The fact that there is no spirituous liquor sold in the village betokens a temperate, industrious and thrifty little settlement where there is little sickness, few deaths, quiet nights and pure atmosphere to breathe unfreighted with the nauseous gases of the asphalt nuisances which make life better for city people."<sup>14</sup>

In barely 10 years, Mount Pleasant had been transformed from agricultural land spotted with isolated homes to a healthy, self-sufficient, civic-minded community with a strong identity — indeed Washington's first suburb.

#### The Beginnings of the New Mount Pleasant

The turn of the century marked a new beginning for Mount Pleasant. Building came to a halt in 1893 in the District's suburban areas as Congressional regulations requiring both existing and new development to conform to a grid street system. As early as 1878, the Annual Report of the Commissioners of the District of Columbia had mentioned the growing problem of development of streets outside of the L'Enfant Plan. There was a need to set standards for streets throughout the District of Columbia. Subdivision developers had no obligation to follow set patterns, or conform to existing streets until 1888 when Congress acted to halt the spread of "inharmonious subdivisions."<sup>15</sup> This act required new streets to conform with "the general plan of the City." The Board of Trade fought to enforce a permanent street system that would call both extant and proposed streets to conform to the plan. The 1893 Highway Act required this, but after five years of preparation and then ensuing battles, the 1898 Highway Act was passed requiring a permanent system but exempting streets which existed prior to 1893. Building resumed, land values soared and with regulated streets simplifying the extension of sewers, water mains and street lighting into the County, potential purchasers eagerly sought the opportunity to live in the new suburbs.

The act resulted in Frederick Law Olmsted, Jr. drafting the first layout of the District's northwestern suburbs and the adoption in 1900 of a permanent street plan for future Washington. This was followed in 1901 with the establishment of the Park Commission. Historian Constance Green states: "...those measures constitute the first conscious attempt to guide the suburban growth of an American Community along lines that would ensure harmony between new developments and the parent city."<sup>16</sup>

While a good portion of the eastern section of Mount Pleasant had already been platted (laid out haphazardly by Brown in 1862), the area

west of 16th Street was only lightly developed. This western area had to conform to the city's grid plan though it was allowed to follow the natural terrain, if necessary. This was to have a dramatic effect on the streetscape and boundaries of Mount Pleasant.

In 1890, the Walbridge family took steps to develop their landholdings around Ingleside. Chapin Brown, son of S.P. Brown, purchased 60 acres to the north of Park Road. The Walbridge's moved toward subdividing the area south of Park Road between today's Adams Mill Road, 17th Street and Harvard Street. It was not until after the Highway Act of 1898 that any progress was actually made. But once the subdivision and streets were legally established, the development of the western portion of Mount Pleasant could begin.

### Streetcar Suburb

The beginning of street car service into Mount Pleasant had a critical impact on this. In June 1900, Congress authorized the Metropolitan Railway Co. to extend its line north via Columbia Road and Mount Pleasant Street to Park Road. As S.P. Brown was president of Metropolitan Railway Company, this was not a surprising development (the route terminated in front of his house), but it did assure Mount Pleasant of a "necessary link to downtown Washington"<sup>17</sup> and made commuting infinitely quicker and more convenient than earlier routes. Capital Traction Company (which had taken over the Washington and Georgetown line) ran an electric car line up 14th Street as early as 1898. Two public transportation systems certainly improved Mount Pleasant's image for the potential homeowner. Anatole Senkovich writes, "As the transportation network improved, the city boundary dissolved."<sup>18</sup> and Mount Pleasant became firmly ensconced into urban environment.

Work on one particular road made a major change in the identity of 20th century Mount Pleasant — the extension of 16th Street. The sheer width of the street proved too great a boundary for the neighborhood, and development patterns took on distinctly different features to the east and west and Columbia Heights established its own neighborhood to the east.

Mount Pleasant's original frame was altered drastically in 1901 by the extension of 16th Street. Literally slicing the community in half, it also destroyed established Mount Pleasant social patterns. As 16th Street became a stately boulevard of residential mansions, it also defined the new eastern limits of the community. By 1902, the area was clearly defined by 16th Street to the east, Columbia Road to the south, and Rock Creek Park to the west and north.<sup>18</sup>

This change required new orientation for the neighborhood. The old 16th Street extension, running diagonally from the intersection of



Columbia Road and 16th Street northwest to Park Road, replaced 14th Street as the commercial corridor for the new area and was renamed Mount Pleasant Street. When the streetcar line was installed, the new Mount Pleasant Street was established as the hub of business activity. According to the city planners, the new 16th Street was designed to "solve the need for an improved entrance to Rock Creek Park."<sup>19</sup> The Park had already shown itself to be a valuable asset in attracting potential home buyers to Mount Pleasant, and the concept of a grand avenue filled with elegant mansions only added to the neighborhood's appeal. Working closely with Mrs. John Henderson, the well known promoter of 16th Street, Sherman was able to push through the widening and grading of this street right through his own property, and subsequent subdivisions.

This change revamped Mount Pleasant. It destroyed traditional social routines, reorganized its commercial patterns, tightened its boundaries and boosted its real estate value. Prior to 1900, the majority of residential development had been heavily concentrated along 14th Street and to the immediate west along Columbia Road and Irving, Monroe and Newton Streets. Concurrently with the extension of 16th Street, the land to the west subdivided in the 1890's was now developed. This was the beginning of a new wave of subdivisions between 16th Street and Rock Creek Park. Though often called a streetcar suburb, the heart of Mount Pleasant was well-established by 1900 when the street railway system was first extended into the area. It was the western section of Mount Pleasant that was to experience a development boom when public transportation arrived.

#### A 20th Century Aesthetic

Now with street railway, the elegant promise of a wide 16th Street, public services, and a beautiful, healthy natural setting, Mount Pleasant was ripe for complete development. Promotional pieces boasted of "the fresh, sweet atmosphere of the oak woodland...in vivid contrast to the bustle of the city at the very back doors of these homes. Beautiful residences, protection, convenience, accessibility..."<sup>20</sup> The residents of Mount Pleasant lived in a variety of housing—products of architects and developers, privately commissioned as well as products of speculation. Regardless of their architectural massing or style, they were all "city country homes" in an "excellent location."<sup>21</sup>

The City Beautiful Movement was the product of the World's Columbian Exposition in Chicago in 1893. Seeking order, grandeur, classicism in architecture, proponents of the movement had a tremendous effect on the aesthetic thrust of the United States. This movement conformed to the general mood of the Progressive Era. The Progressives, believing it was possible to improve the world through positive action, altered many traditions of the 19th century. Senator Robert M. LaFollette, one of the major Progressive leaders and a candidate for president on the

Progressive ticket in 1924, lived in Mount Pleasant at 3220 16th Street, N.W. People like LaFollette and Mrs. John Henderson looked to the Nation's capital as the promise of better life, both socially and aesthetically. In Washington, the movement was followed at several levels. In 1898, plans for the District of Columbia Centennial Celebration brought citizens and members of Congress together. At that meeting, early plans to look to L'Enfant's original plan for the Capital were aired. In 1900, the American Institute of Architects, newly moved to Washington from New York City, followed local architect Glenn Brown's lead to capitalize on the Centennial event "as an ideal time to generate nationwide interest in the improvement of Washington as well as to emphasize the contribution of American architects."<sup>22</sup> Stressing "Washington's role as a national capital suggested a different standard, a 'world standard' reflecting the dignity, order and continuity of national, even an imperial state."<sup>23</sup> From this, the McMillan Commission and its Plan of 1901 was born. This concern for the aesthetics of cities, and the sister movement to free urban environments from the disease and squalor so prevalent to the Victorian city had national impact. Cities across the country retained designers to develop their master plans. Conferences were held. Architecture responded with clean, ordered, balanced compositions.

Washington boomed during these early years of the 20th century. Buoyed on by feelings of grandeur, pride, and satisfaction in potential of their city as a bonafide "City Beautiful," residents and developers alike sought out the opportunity to be part of communities that represented these ideals. By 1907, the growing consciousness of the city beautiful movement found Washingtonians bragging of their city-- "...delightful climate, magnificent physical layout an ample supply of pure water, efficient local government, and moderate taxation..."<sup>24</sup> The move to the suburbs was regarded as almost tantamount to healthy, productive life. Mount Pleasant typified this sensibility while still allowing government workers proximity to their jobs. The area grew intensely through the 1920's. For example, between 1906 and 1909, 23 houses were constructed on Lamont Street alone and in 1909 plans were developed to build 41 new houses on the block of 18th and Lamont. Serving a middle class working population, the smaller row houses were designed to respond to 20th century ideals, while the large detached houses still housed the prosperous merchant class. Mount Pleasant was at the height of its popularity. Long-awaited public services were functioning. New subdivisions were put on the market. And the City Beautiful movement had brought a new aesthetic sensibility into American thinking...one custom made for Mount Pleasant. It is this first quarter of the 20th century that marks Mount Pleasant's major historical significance as a unique urban suburb.

### Mount Pleasant Today

Mount Pleasant's history is well-documented. Throughout its past, efforts have been made to record the events that have impacted its direction as a neighborhood. Its recorded history dates to 1876 when the residents of the original village responded to President Ulysses S. Grant's call for historical sketches of towns and counties as part of the United States' celebration of its centennial. The "Annals of Mount Pleasant" related the story of the area from the time of the formation of the District of Columbia through its development into a small community.

In 1931, the Historical Committee of the Mount Pleasant Citizens Association held its first meeting. Collecting old maps, historic photographs of the neighborhood, and information on old houses and early residents, the Committee was able to prepare an exhibition on the Community's history to honor the Citizens Association's 25th Anniversary in 1935. Through the years, the citizens associations, other groups and individuals have collected and often donated historic materials to the Mount Pleasant Library. Today, the History Committee continues this work -- making Mount Pleasant not only an area with a rich history, but a well-documented one, too. Beyond the neighborhood's own local history efforts, in the past ten years Mount Pleasant has been the subject of two major university studies: Professor Dennis Gale's research for the George Washington University's Department of Urban and Regional Planning, and Professor Anatole Senkovich's study for the University of Maryland's Department of Architecture. This collection of neighborhood history in tandem with the records of the Citizens Association form a chronicle of Mount Pleasant that is a testimony to the sense of place that binds these residents.

Mount Pleasant is a historical document. Ingleside stands as a monument to the estates of the area's earliest days. The charming Victorian country houses at Oakwood Terrace and Brown Street are examples of the few remaining detached homes of the early village days. The elegant residences of Park Road serve as reminders of the height of middle-class affluence in Washington, D.C. The distinctive townhouses on Lamont Street symbolize the ingenuity of the urban resident and developers who desired to capitalize on the best of both urban and rural living. Mount Pleasant Street is filled with the variety of commercial corridor architecture demonstrating scale appropriate to neighborhood living. The Kenesaw, The Embassy, The Argyle, The Alroy, and The Park Regent are examples of the grand apartment buildings which serve to anchor the district. Gunton Temple Memorial Presbyterian Church, Sacred Heart Academy, Mount Pleasant Library, and Rosemont Center serve as institutional pillars both visually and spiritually. And the rows of carefully sited, skillfully composed builder houses that economically provided their residents with attractive, spacious, solid homes keep in mind the aesthetic sensibilities and ideals that sought to make all environments better places to live. The neighborhood has undergone

relatively little change or development since the 1930's. Thus, the Mount Pleasant Historic District honors and preserves this specific and important period of the city's development.

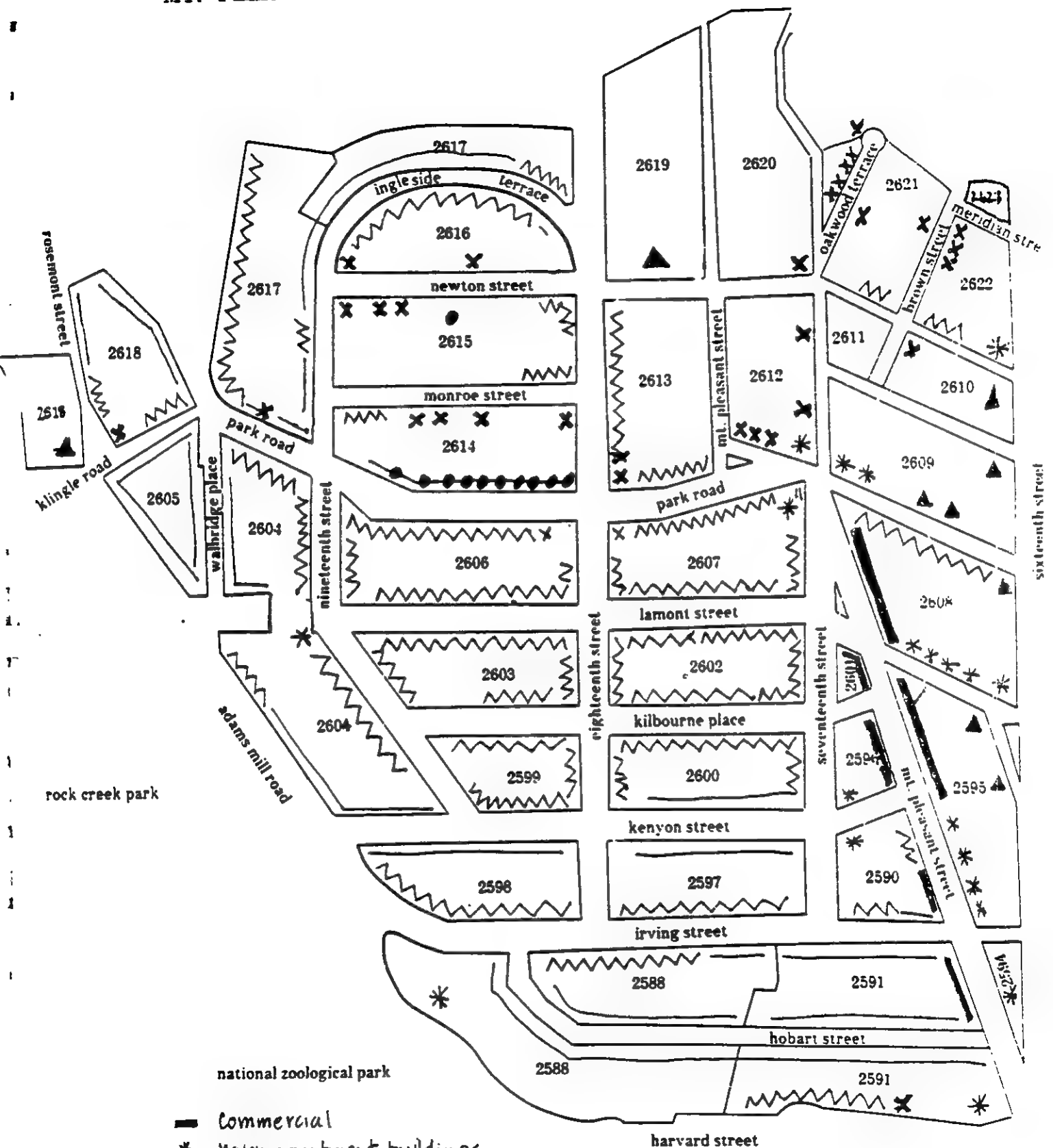
It is this continuum of history that is celebrated with the Mount Pleasant Historic District -- a testimony to the successful transformation of suburban village into urban neighborhood that is possible when contemporary values are respectful of the ideas and ideals of the past.

#### FOOTNOTES

1. Washington Globe, October 29, 1836.
2. "Annals of Mount Pleasant," Centennial Celebration of the 4th of July, 1876, Washington, D.C., p. 15.
3. Ibid.
4. "Affairs of Mount Pleasant," in The Evening Star, September 27, 1879.
5. Fred Emery, "Mount Pleasant and Meridian Hill" in Records of the Columbia Historical Society, Vols. 33-34, 1932, p. 210.
6. "Ingleside (Stoddard Baptist Home)" Nomination Form - National Register of Historic Places.
7. "Affairs of Mount Pleasant," ibid.
8. Emery, ibid.
9. "Affairs of Mount Pleasant," ibid.
10. "Annals of Mount Pleasant," ibid.
11. Ibid, p. 29.
12. Ibid, p. 30.
13. "Affairs of Mount Pleasant, ibid.
14. Ibid.
15. Constance McLaughlin Green, Washington: Capital City 1879-1950, Princeton Univ., Princeton, 1962, p. 38.
16. Ibid, p. 48.
17. Anatole Senkovich, et al, "Historical Background," Mount Pleasant Neighborhood Study, Univ. of Maryland (unpub.), p. 10.
18. Ibid.
19. Ibid.
20. The Evening Star, July 22, 1911.
21. The Evening Star, June 12, 1915.

22. Frederick Gutheim, Worthy of the Nation, National Capital Planning Commission, Smithsonian Institution Press, Washington, D.C., 1977, p. 116.
23. Ibid, p. 117.
24. The Evening Star, June 12, 1909.

# MT. PLEASANT ARCHITECTURAL SURVEY



- Commercial
- \* Major apartment buildings
- ▲ Major institutional buildings
- Buildings listed on the National Register of Historic Places
- × Major detached residences
- ~ Major townhouses, semi-attached and row groups

north

#### Chapter IV

If district is proposed for designation principally for its architectural significance, a description of the style or styles of architecture representative of the district and a statement of the extent of which such architectural style or styles has been maintained.

The great hill-top section, coming to be generally known as Mount Pleasant, is steadily becoming the most attractive residential part of the city. There is superb building in that district, there is a revel of beautiful homes and apartment houses and hotels, huge caravansaries.

—Robert Shackleton  
The Book of Washington, 1922, p. 248.

Mount Pleasant today is a distinct architectural entity. A densely developed urban neighborhood, it holds a rich array of architectural forms representing every period of its development. Significant vestiges of the Village's origins are successfully juxtaposed with the residential, commercial and institutional buildings of the early 20th century that characterize its full development. A wide variety of building types, styles, and aesthetics relate together to create a cohesive, identifiable district. Retaining a substantial portion of the architecture extant throughout its development in the early 20th century, Mount Pleasant has an ambience that is human in scale and rich in historic precedent, natural beauty and fine architectural massing. Large Georgian Revival residences command the best views and celebrate their owners' affluence; carefully sited rowhouses complement the hilly terrain and the architectural vocabulary of more expensive buildings; exceptional townhouses offer a transition from suburban to urban environment; grand and functional apartment structures attest to the sudden growth of the area and the demand for housing; institutional architecture adapt the academic styles and formal scale common to official Washington; charming frame houses reflect the vernacular origins of the early Victorian village—all co-exist in a pleasingly-scaled sampler that represents the intrinsic diversity of Mount Pleasant. The beauty of Mount Pleasant lies in its variety and the resulting textual patterns and rhythm that distinguish this district from its surroundings. Through the use of a common vocabulary, regard for scale and proportion, and respect for the streetscape, many different architects and builders from many different periods of time have worked together to create a unique sense of place.



### 19th Century

"Ingleside" at 1818 Newton Street, N.W. (Square 2615, Lots 824, 825, pt. 866)\* represents Mount Pleasant's earliest days as the setting for large estates. The acreage for this grand residence was assembled from two large tracts: Robert Peter's "Mount Pleasant" and Anthony Holmead's "Pleasant Plains." Ingleside was constructed in 1850 to the design of Thomas Ustick Walter, architect of the U.S. Capitol. In a composite of the Italian Villa and Italianate styles, the original structure is a two-story block, rectangular in plan and massing with a square tower rising above the level of the roof on the back southwest corner. The building has undergone alterations with the extension of the portico (1911) and the construction of two large additions (1928 and 1938) on the west side. Walter considered the building to be among his most important works. It is an excellent example of the American interest in Italian architectural forms of the period. This can be seen in the rectangular bays, tower, bracketed eaves and groupings of tall thin windows. Andrew Jackson Downing is believed to be responsible for the original landscape design. Although a large mansion, the scale of Ingleside remains appropriate to the neighborhood. The building, a District of Columbia Landmark listed in the National Register of Historic Places, is about to undergo restoration and renovation intended to maintain the scale and stylistic manner of its surroundings.

The vernacular frame house heralds the early subdivisions of Mount Pleasant. Utilitarian farm houses and charming Carpenter Gothic dwellings dotted the rolling terrain. Set on large lots, these houses were accompanied by gardens, small farm animals, and sometimes stables.

A fine example of the architecture surviving from the first years of the village of Mount Pleasant is the gracious vernacular Victorian house at 3423 Oakwood Terrace, N.W. (Square 2621, lot 838).<sup>(2)</sup> One of three houses built in 1871 by S.P. Brown, this house at Oakwood Terrace was first owned by J.W. Buker. Buker was one of the government clerks who moved to Mount Pleasant in 1867. This clapboard house is a study in elegant massing: it has a wrap-around porch, square tower and square bay inset at the second story southern corner, bracketed eaves form the dominant design element and accentuate the delicately balanced fenestration. The porch, with its slender columns and open bargeboard, provides additional dimension to the composition. Originally sited on two acres, between Piney Branch Road and Brown Street, the opening of Oakwood Terrace and its simultaneous subdivision changed the character of the building's setting.

\* (H) indicates photograph

Despite this, the structure still retains the beauty of its original design and the integrity of craftsmanship and spirit.

3423 Brown Street, N.W. (Square 2622, Lot 804) is a simpler version of the Victorian vernacular. This clapboard dwelling, built in the 1890's, has a farmhouse character. A large two-story gable is intersected with another gable for an L-shape plan. A side porch wraps around to the front to cover the entrance and gives the composition balance. A modicum of decoration—a pediment at the porch roof indicating the entry way and wooden fish scale shingles within the gable—demonstrate the modest but sensible aesthetic of the early residents.

Another clapboard structure, 3422 Brown Street, N.W. (Square 2621, Lot 366) is set on the original lot of 3423 Oakwood Terrace, N.W. Possibly incorporating the Buker's stable, this house is T-shape in plan. A permit to build an addition to a frame building (D.C. Building Permit #109, 7/20/1898) reveals the construction of a small (16' x 16') extension to a narrow structure. Clapboard siding, shutters, an elliptical window set in the front gable, and a simple side porch form the predominant features for this early building.

The two-story stucco and wood house at 1701 Newton Street, N.W. (Square 2620, Lot 669)<sup>3</sup> represents the introduction of the Georgian Revival style. A moderately large structure (34' x 52'), the house was constructed in 1889 for Julia Court. The house is rectangular and has a projecting gable that forms the central focus. Simple "Classical Revival" columns support the small front and two-story side porches. Two semi-attached houses designed in 1899 by architect Glenn Brown also illustrate this stylistic trend. In the cottage style derivation of the Georgian Revival, these houses at 1711-13 and 1715-1717 Lamont Street, N.W. (Square 2067, Lots 821 and 820) demonstrate the transition. No longer Victorian in decoration, the clean lines, simple symmetry, modest materials, and restrained ornament serve as a precursor of Mount Pleasant's 20th century appearance.

### 20th Century

The turn of the century marked a major change in the look and population of Mount Pleasant. The rural atmosphere that distinguished the early village soon gave way to a distinctly 20th century suburban atmosphere. With the advent of an extensive streetcar system, the revival of the building industry after the ratification of a permanent highways system for the District, and with the availability of money at low interest rates for construction and purchasing, many parts of the District were developed as residential areas. Mount Pleasant, with its healthy elevation and beautiful wooded terrain, was a prime

location for this development. Prosperous merchants sought the area to build grand houses away from the urban setting; while government workers who needed housing convenient to their jobs, saw Mount Pleasant as a comfortable haven. Rowhouses of many sizes and styles were built throughout the area serving as a unifying element, framing large detached houses, semi-detached houses, and groups of townhouses. These rowhouses created a new community identity—one clearly the product of a new, 20th century, aesthetic.

Washington had undergone considerable development as a Victorian city. Now, at the turn of the century, the mood changed and sensibilities called for healthier, simpler environments. The McMillan Commission set out with its 1901 plan to lead Washington back to the elegant European organization that was originally intended by Pierre L'Enfant. The concept of city took on new significance while at the same time the suburb was glorified. Architecture was no longer a matter of individual buildings. The time of planned contextual city design had arrived. In Washington, the Classical Revival style achieved status as the only acceptable style for formal architecture. Frederick Gutheim in Worthy of the Nation writes:

In this first quarter of the century, the Classical Revival in Washington architecture appeared and received the encouragement of the Commission of Fine Arts that produced both its official acceptance and its orchestrated urban form; the architecture not of building but of a city.

—Frederick Gutheim  
Worthy of the Nation, p. 147

Classical Revival was a design tool which architects used to illustrate their desire for a new, balanced, pristine environment. The McMillan Plan was the vehicle to spread these design ideas around the country, and to begin a new drive for "a clean, efficient, orderly, powerful" America. It emphasized building groups, homogeneous style and a balance of architectural masses.

This concern for the planning of the Federal City and cities in general resulted in an interest in planned communities. The public's understanding and appreciation of healthy, clean, well-designed neighborhoods was growing. Suburbs such as Mount Pleasant, Cleveland Park and Chevy Chase boasted the value of their physical environments, the quality of their architecture, and the convenience of their location. Prospective residents responded to these claims, eagerly purchasing homes in these new neighborhoods.

Mount Pleasant is significant as a product of this aesthetic. The majority of construction took place from 1900 to 1930 and it reflects the popularity of the classical revival styles in both privately commissioned and speculative designs.

### The Architects and Developers

Mount Pleasant is the product of prominent architects and developers. Noted designers as Glenn Brown, Frederick B. Pyle, A.H. Sonneman, B. Stanley Simmons, Norman Grimm, Harding and Upman, and Nathan Wyeth share credit for shaping Mount Pleasant's architectural identity with developers such as Kennedy and Davis, Lewis and Henry L. Breuninger, Cahill and Dunigan, and James Martin, several of whom chose Mount Pleasant as the location of their personally designed residences. The architects' work is particularly significant for the impact it had on the architectural development of the district as a whole. Their work appeared in the early stage of development, it represents a sophisticated level of design, and sets design precedents that were later incorporated in various derivations in the speculative architecture of the area. Anatole Senkovich's study of Mount Pleasant's architectural history states,

The precedents set by these few well designed "high style" buildings played a major role in the evolution of the architectural character and the total physical environment of Mount Pleasant. Because of this it is essential to understand how the designs of the architects influenced the image of later structures that were generally the product of speculative builders. It is the fusion of architect-designed buildings with the designs of builders that creates such a unique sense of place in Mount Pleasant.

—Anatole Senkovich, "Architectural History"  
Mount Pleasant Neighborhood Study, p. 2.

Glenn Brown's work as an architect is exemplified by the two double houses he designed in 1899 for 1711-13 and 1715-17 Lamont Street, N.W. They are the earliest examples of architect-designed houses that have been identified in Mount Pleasant. These houses illustrate the transition from Victorian to Classical Revival and are significant for their simple massing and careful detailing that represent the move away from the ornate Victorian styles. Brown was internationally known and was instrumental in convincing the U.S. Congress to create the McMillan Commission which resulted in the Plan of 1901 for the redesign of Washington, D.C. He worked with the AIA for over 40 years and lead the move to purchase The Octagon for the Institute's headquarters. He also designed the Dumbarton Bridge, the National Insurance Building, restored Gunston Hall and published a portfolio of documentary drawings of The Octagon.

Clarence Harding and Frank Upman designed six buildings in Mount Pleasant between 1903 and 1910. The three extant structures are 3305-07 18th Street, N.W. (1905), 1725 Lamont Street, N.W. (1903), and 1827 Park Road, N.W. (1907). These buildings illustrate a very high development of the Georgian Revival style. Harding and Upman was a successful Washington firm responsible

for such buildings as the Woodward Apartments, Woodward and Lothrop department store, the old Y.M.C.A., and the Mount Pleasant M.E. Church at 15th Street and Columbia Road, N.W. in 1905.

Frederick B. Pyle designed buildings all over the District of Columbia in a variety of styles from late Victorian Queen Anne in Cleveland Park to sophisticated Beaux Arts townhouses in Kalorama. His work in Mount Pleasant includes two adjoining rows of attached houses and the first group, constructed in 1902 at 1735-43 Park Road, N.W., is a bold row of well-sited brick Georgian Revival houses featuring large rounded and pentagonal bays and heavy dentiled cornices. The second group designed in 1904 uses a similar vocabulary and equally undulating bays, but it is not identical in style. These rowhouses have a more restrained look despite towers on two units. Together, the two groups create a rhythmic wall along the streetscape. Pyle designed two major detached houses: one at the northeast corner of 18th Street and Park Road, and one at the northwest corner of 18th Street and Park Road. 3303 18th Street is in a Dutch Colonial variation with intersecting gambrel roofs and a wrap-around porch. Its distinct style references the country type architecture of the suburban village and the large massing of the grand residences on Park Road. 1801 Park Road, known as the Adams House, is one of Mount Pleasant's most distinguished residences.

William J. Palmer, about whom little is known, contributed one of Mount Pleasant's most successful rows — 3321-3357 18th Street, N.W. (1905). An elegant drawing of these adjoining porches found with their building permit attests to Palmer's expertise. Palmer also designed rows at 1715-53 Kilbourne Street, N.W. (1906) and 1849-57 Newton Street, N.W. (1910). The group at Newton Street is highly stylized and is atypical to Mount Pleasant; that on Kilbourne Street, a vertical composition using square bays and heavy door pediments illustrates a use of design elements common to Mount Pleasant and Georgian Revival style, but used in an unusual manner.

Appleton P. Clark—who was responsible for many Georgian Revival residences in the city, the Home Savings Bank, Garfield Hospital and John Eaton School in Cleveland Park—designed two houses in Mount Pleasant — 1833 Park Road, N.W. and 1852 Monroe Street, N.W. The large brick house on Park Road is in a cottage style, while his 1902 house on Monroe Street represents the Colonial Revival in a modest, though poised, rendition. He was also the designer of a major group of Colonial Revival double houses at 1742-66 Park Road, N.W.

Alex H. Sonneman began his career as an architect in 1895. His father is believed to have helped design the dome of the U.S. Capitol and that of the Library of Congress. Sonneman practiced as a principal in the firm Sonneman and Justement. Most of his work was for Kennedy and Davis Real Estate Company. With Kennedy and Davis as the developers, Sonneman designed the Kennedy Warren Apartments, the 2400 Hotel, and the Kew Garden Apartments. He was responsible for many homes in Kenwood and designed the Kenwood Country Club. His work in Mount Pleasant is extensive and represents some of the finest articulated rows in the area.

Nathan Wyeth was both a public and private architect. From 1904 to 1905, he was the chief designer for the Architect of the Capitol. From 1905 through 1919, he maintained a private practice. It was during this time (1910) that he designed the House of Mercy at 2000 Rosemont Street, N.W. He also designed elegant residences, Key Bridge, The Columbia Hospital and the Battleship Maine Monument. He then entered the military and designed hospitals. In 1934 to 1936 he served as Municipal Architect and was responsible for the Woodrow Wilson High School, the Municipal Center and the Recorder of Deeds. The House of Mercy is significant for the Spanish Colonial theme that is repeated in various locations and building types throughout Mount Pleasant.

Edgar Kennedy of Kennedy and Davis put his mark on large areas south of Park Road, N.W. Working with architect Alex Sonneman, his firm was responsible for hundreds of units that represent some of the best work among the rowhouse design. Kennedy was also responsible for developing Kenwood in Maryland. Kennedy and Davis planted the now famous cherry trees in that neighborhood and built the Kenwood Country Club. With Alex Sonneman as architect, he developed the Kennedy Warren Apartments, one of Washington's outstanding examples of Art Deco.

Lewis Breuninger developed several parts of Mount Pleasant. His finest work is along Park Road, N.W. and along Harvard Street, N.W. Beginning his career as a proprietor of a dairy and ice cream store at 13th and G Streets, N.W., legend has it that one of his best customers, developer Harry Wardman, motivated him to move into real estate. He became very successful and was a famous philanthropist. His sons, Henry and Lewis took over the family firm in 1919. Henry, trained as an architect, handled the construction side of the business, while Lewis, a lawyer, handled the administrative activities. The Breuningers are said to have developed over 2000 residences. They were responsible for Shepherd Park, Yorktown Village and Westwood in Maryland.

### Residential Design

Mount Pleasant's identity as a historic district is dependent on the dominance of the rowhouse. This seemingly ubiquitous building type acts as a unifying force, tying together streetscapes and merging diffused elements. The residential architecture of the district is a medley of diverse building types, styles, forms, massing and details, yet the application of a common vocabulary and scale gives definition to this unique place. Contributing to the harmony is the gracious contour of the land, the wooded surroundings, a street plan of curved and straight roads that is sensitive to the hilly terrain, and the adaptation of traditional forms to unusual building sites in response to this topography.

The Classical Revival, in a variety of derivations, is the predominant architectural style in the historic district. The free adaptation of formal styles and elements by architects and developers has created a distinctive architectural form. This characteristic look is reinforced by the ideals and taste of the times of its development. It results in a successfully designed environment representing a distinct period of history. Many of the buildings stand as fine examples of architect-designed work; others illustrate the vernacular borrowing of form and detail to create new designs of varied quality. But all work together to create an overall pattern rich in texture and dimension.

Many large detached houses in Mount Pleasant are designed in a rendition of the Georgian Revival. The northside of Park Road including 1801 through 1869 (Square 2614, Lots 824, 800, 801, 823, 825, 41, 42, 806, 807, 30, 32, 33, 819) boasts a unique group of ten single family residences built between 1903 and 1911. The Colonial Revival, incorporating the late 18th and early 19th century American Georgian and Federal motifs is used in four of the houses, while a stricter Georgian Revival style is seen in others. As a group, these buildings reflect a distinctly 20th century aesthetic. The scale of individual design elements within each building and the bold juxtaposition of these elements to one another and to 19th century architecture of the block distinguishes them. At the same time, they fit into the larger design picture of the community. Sited atop a high ridge, these grand residences dominate Park Road and serve as stylistic prototypes for the entire neighborhood. These buildings were designed by some of Washington's best known architects. Frederick Pyle, who was responsible for so many elegant houses in this city designed the Adams House at 1801 Park Road. 1827 Park Road, designed by Harding and Upman in 1907, a fine Georgian Revival brick house with a broad facade, features a substantial front porch.

1833 Park Road designed in 1911 by Appleton P. Clark is a large brick house in an eccentric composition. The last house to be built on this block, it presents a vernacular appearance more in keeping with the 19th than 20th century Mount Pleasant. 1841 Park Road, a monumentally-scaled Georgian Revival residence in clapboard demonstrates the skill of its architect, C.A. Didden. Aptly sited to capitalize on the grandeur and prestige of its mid-block location, this house particularly illustrates the affluence of its owners and others in this group. These buildings are listed as Category II Landmarks in the District of Columbia and are included in the National Register of Historic Places.

Houses such as the large Georgian Revival at 3446 Oakwood Terrace (Square 2621, Lot 842), designed in 1910 by A.H. Beers, is a building with style and scale seen along Park Road. Sited on a cul de sac, it reflects a grandeur that is typical of more Southern architecture. A large pediment supported by four columns in the giant order represents Mount Pleasant at its peak of fashion.

The residence of Lewis Breuninger at the southeast corner of 18th Street and Park Road, N.W. (Square 2607, Lot 811) is an equally large and stately building. A rectangular block with wrap-around porch, the building's ornament is achieved with Georgian details and glazed brick. Designed by Norman Grimm, it exhibits a style that Breuninger used in many of the houses he developed in Mount Pleasant. Like the Breuninger residence, the Georgian Revival mansion at 3324 18th Street, N.W. (Square 2614, Lot 43) is of a scale and design quality equal to that of the Park Road landmarks. Larger in size than the others, it presents a bold stylistic rendition with exaggerated details. In need of repair, it still illustrates the wealth and prestige that marked this area of Mount Pleasant.

Lamont Street provides a special architectural focus with its array of detached and semi-detached houses. An outstanding example of detached residences includes architect Clarence A. Miller's design for his own residence at 1738 Lamont Street, N.W. (Square 2602, Lot 121). A brick townhouse in the Georgian Revival style, the building follows a classic side entry composition. A silhouetted pediment over the keystone front door is supported by engaged columns. Shuttered windows with segmental arches fill the three-bay facade. Three dormer windows run across the steep-pitched roof line. Brick quoining, glazed headers, and a dentiled cornice serve to accentuate the Georgian massing. Another good example of the detached residence is 1708 Lamont Street, N.W. (Square 2602, Lot 44). Designed in 1908 by



George S. Cooper, this brick with limestone trim townhouse is more urban in scale and proportion than Miller's design, being taller and more narrow. Using a three-bay composition, in the Georgian Revival style, this house is Victorian in spirit with its highly placed pediment and corbeled and bracketed cornice. A later 1916 design by William J. Palmer at 1756 Lamont Street, N.W. (Square 2602, Lot 89) appears in rowhouse form. Pressed brick, restrained ornament and a broad hexagonal bay provide a simple and elegant composition.

The Mediterranean motif of 1710 Lamont Street, N.W. (Square 2602, Lot 43) provides an exotic interlude in style. An arched door, two full-length windows on the first story and three long rectangular casement windows on the second, present a simple fenestration. A line of Venetian arches topped by a row of corbels beneath the Spanish tiles of the roof articulate the cornice. Patterned brick provides an elegant variety to the flat plane of the facade. Designed in 1904, this distinctive residence maintains the scale of its neighbors while introducing a pleasant accent.

An unusual design relationship is established with the juxtaposition of 1735 and 1753 Lamont Streets, N.W. (Square 2607, Lots 55 and 57) 1735 is in the Georgian Revival style and replete with the wide front porch with ionic columns, large limestone lintels, pedimented dormers and other appropriate Georgian detailing. Adjacent to this townhouse is a fanciful rendition of the Colonial Revival style. Also a townhouse, this building has a wide front porch with centrally located steps leading to a side entry. A round stucco oriel is at the second story. The restrained ornament and massing of these levels is belied by a recessed porch at the third story, where two tall columns support a projecting eave. Broken parapets flank the porch. The entire composition provides the building with an overscaled appearance, yet it also adds a unique architectural event to the streetscape. Despite their diversity, the two structures present a striking appearance and are an asset to the street. The relationship of these houses is not unique to Mount Pleasant where many examples of successful juxtaposition can be found.

The double, or semi-detached, house is found throughout Mount Pleasant. Several examples are on Lamont Street, N.W. Glenn Brown's two double houses at 1711-13 and 1715-17 (Square 2602, Lots 821 and 820) are described earlier. 1722-24 Lamont Street, N.W. (Square 2602, Lots 41 and 42) is a double house that borrows carefully from the rowhouse concept. Using a sloping roof with corbeled eaves, a wide projecting bay serving both residences is flanked by wide entries covered with a porch. Designed in 1908,

these houses reflect Mount Pleasant's recurring design themes in an unusual usage.

Appleton P. Clark designed a pleasing group of semi-attached houses at 1642-66 Park Road, N.W. Colonial Revival in style, these 1906 houses are good examples of Clark's skill at contextual design. Utilizing identifiable Classical Revival motifs, Clark creates a row of attractive buildings with formal grace and scale.

1629-31 Harvard Street, N.W. (Square 2591, Lots 810-809)<sup>(7)</sup> illustrates another example of a successful semi-attached design. Developed by Breuninger Company, they were designed by Henry Breuninger. Brick with Spanish tiled roof, arched windows and uncovered porch, they are pleasingly proportioned and balanced. Harvard Street, as the area's southern boundary holds many fine single and double residences that provide an appropriate frame for the area.

The relationship of detached houses to row houses is particularly felicitous in Mount Pleasant. Lewis Breuninger's residence at 18th Street and Park Road sets the stage for a large group of semi-attached and rowhouses of similar design. Glazed brick, accentuated Georgian detailing, porches and larger scaled massing are used along the entire south side of Park Road between 17th and 19th Streets. These outstanding designs illustrate the free adaptation of high style design and the level of quality that can be achieved.

Distinguished rowhouse design is found throughout Mount Pleasant. One particularly fine example is the work of Frederick Pyle. Two groups of rowhouses at 1735-43 Park Road, N.W. (Square 261, Lots 809, 808, 807, 806, 814)<sup>(8)</sup> and at 1745-61 Park Road, N.W. (Square 2613, Lots 36, 37, 38, 39, 40, 35, 41, 42, 43) exhibit originality and skilled composition. Both designed in 1900, the two groups are similar in form, but their undulating facades are composed of varied elements. The group at 1735-43 Park Road is composed of a rhythmic series of round and octagonal bays. Dark tan brick is relieved by heavy wood detailing at the cornice of the roof and at that of each projecting bay. The group at 1745-61 Park Road numbers more buildings. This group is more delicately decorated. Its rhythm of bays is accentuated by a strong contrast in materials where the red brick of the facade is punctuated by limestone lintels. The two groups follow the angular line of the street and are excellent examples of thoughtful stepped siting.

William Palmer's group of houses at 3321-57 18th Street, N.W. is a wonderful exercise of successful row architecture. Designed in 1904, this large group is similar to Pyle's work on Park Road in

its rhythmic bays and heavy cornice ornament. Rusticated limestone lintels create a less formal look than Pyle's design. A pattern of flat, rounded and gabled pediments indicate the entries to individual houses while establishing a rhythmic dimensionality. The outstanding feature is the adjoining porches that stretch across the entire row. With alternating round and triangular pediments set over the entry ways, this line of porches unifies the group with visual interest while maintaining its design cohesion.

Dan Miller was responsible for another distinguished group of rowhouses at 1866-74 Monroe Street, N.W. (Square 2614, Lots 44-50). Designed in 1910, this group is set apart by orange-colored brick and restrained ornament. Repeating hexagonal bays capped by cone-shaped roofs create a tower effect at each building. Unornamented cornice molding, heavy flat lintels, plain 2/2 window lights in double hung sash and uncovered entry porches establish a clean, balanced appearance. While Victorian in form, the unadorned facades present a distinctly 20th century brand of design.

Alex Sonneman contributed many groups of rowhouses. Designing for the developer, Kennedy and Davis, Sonneman's influence is felt very strongly. One group at 1726-34 Lamont Street (Square 2602, Lots 114-111, 122) represents an elegant composition of Georgian and Federal elements. Different roof designs, alternating fenestration patterns and carefully composed entrance doors create a graceful and polished presentation. Sonneman's design for 1742-52 Lamont Street (Square 2602, Lots 120-115)④ introduces an eclectic mood. Flemish gables, crenelated bays, corbeled eaves, a variety of porch designs, varied window decor, give each building a distinct look, yet their basic scale, fenestration pattern and form create a cohesive design unit.

A charming row is at 3172-62 17th Street, N.W. (Square 2602, Lots 71-66)④ designed in 1906. Well-articulated facades feature two-story hexagonal bays on a three-story facade; cornice designs of flat and pedimented elements mirror across the row; and fanlighted double leaded glass doors expose the vestibule enriched by patterned glazed brick and limestone detailing. Georgian revival in style, these buildings illustrate the high quality of design and fine craftsmanship seen in Mount Pleasant. These buildings successfully turn the corner with two lots on Kilbourne Place, N.W. A nearly identical row is seen around the corner at 1704 and 1706 Lamont Street, N.W. (Square 2602, Lots 62 and 63).

Norman Grimm who designed many buildings for the Breuninger firm also did work for Cahill and Dunigan. 1807-25 Kilbourne Street, N.W. (Square 2603, Lots 102-111) were constructed in 1912 and

demonstrate the use and adaptation of elements from earlier designs. Alternating compositions of an eclectic style with Flemish gables and oriels, with ones of a Georgian Revival style, create an attractive row highlighted by front porches across the width of each house. The fanciful roof line provides visual interest, while the Georgian details reinforce the group's relationship to other architecture on the block.

A unique row is that at 1724-52 and 1800-26 Irving Street, N.W. (Square 2588, Lots 47-61, 62, 34-46). These houses are designed in a Tudor Revival style in a picturesque mode. Carefully detailed, each little house is distinguished by massing or composition. Constructed of brick, stone and stucco with steep pitched slate roofs, they were built in two sections in 1927 and 1931. They are carefully sited with attractive retaining walls and wide steps designed to coordinate with the charming mood of the houses. While not typical of Mount Pleasant architecture in style, their spirit, scale, and siting give them a prominent role in the district's character.

The stylistic trend generated by these rows is repeated throughout the numerous groups of housing. The blending, rearranging, and stylizing of basic design features occurs in row after row, street after street. One example of this is in the repeated use of the glazed brick headers in a Flemish bond pattern. Lewis Breuninger's house at the southeast corner of 18th Street and Park Road introduces this design element on all four sides of the building. It is used again, this time on the front and sides, in the three adjacent semi-attached houses Breuninger personally supervised in construction. The use of the glazed header checkerboard pattern is seen later to the west on Park Road, then on Lamont Street, 17th Street, and soon the use of glazed headers is found interspersed throughout Mount Pleasant. Roof material and design, porch design and fenestration are also particularly strong examples of this borrowing of element and style.

For the most part, the vernacular architecture is not as strong as is the work of the architects, but the design cohesion of Mount Pleasant is distinct and successful. Front porches, light colored brick, broad proportions, rhythmic patterns of roofs and fenestration dominate the scenery. Stepped siting to capitalize on the contour of the land is used with great benefit. Uniform setbacks legislated by city-owned land boundaries are honored. The streetscape is organized as a balanced design feature of the community image. The Classical Revival styles form the basis for the rowhouse design. The design elements, massing, detailing and motifs of these styles are integrated into original compositions. The distinguished, highly academic version of the styles found in

the large architect-designed homes is transformed, rearranged and diluted in as many ways as seem possible. Yet the basic identity is not lost. Vernacular variations of the style only serve to complement their prototypes, establishing a special architectural appearance.

The topography of Mount Pleasant accentuates the architectural development of the 20th century. As the prime lots, set high with fine views, were purchased in the early years of the greatest affluence and fashion, so the buildings reflect this. Later, as Mount Pleasant's sense of community became firmly planted, the surrounding areas were subdivided and developed. Streets such as Kenyon, Hobart, <sup>(5)</sup>Irving demonstrate this. This later construction exhibits the vernacular architecture most vividly. The architecture generally exhibits a restraining of ornament as smaller houses on smaller lots were developed. Despite the reduction in quality of size and design, the siting and use of similar elements is successful. Mount Pleasant's original Classical Revival identity is reinforced by the stylistic imitations of the later years.

The houses along Park Road (Square 2617) <sup>(5)</sup>adjacent to Rock Creek Park typify this vernacular design. Sited along the terrain, this long row maintains visual interest through the careful juxtaposition of alternating designs. Variations of the Georgian and Colonial Revival themes create a pleasing unity. Flat, plain facades with restrained ornament are set next to fanciful patterns of windows and gables. They co-exist gracefully through the maintenance of building lines, scale and massing.

Adams Mill Road (Square 2604) <sup>(7)</sup>exhibits a more colloquial architecture. The incorporation of diluted variations of classical motifs, less elaborate building modes and reduced sizes result in less distinguishable buildings. Yet, they frame Mount Pleasant most successfully, acting as a wall to define the district.

#### Apartments

The advent of apartment houses followed the extension and widening of 16th Street in 1901. As demand for apartments grew with the need for housing and their general acceptance, Mount Pleasant proved to be both a convenient and attractive location. Interspersed through the neighborhood at key spots, these apartment buildings serve as visual anchors in the Mount Pleasant streetscape.

The Kenesaw at 3060 16th Street, N.W. (Square 2594, Lot 175) <sup>(18)</sup>is one of Washington's finest apartment buildings. Built in 1905-09

to the design of George W. Stone and Frank Averill, the Kenesaw received national attention when it was written up in The American Architect in December 1909. F-shape in plan, the massive building is seven stories high. It is constructed of buff hydraulic pressed brick, terra cotta and stone with a steel frame. Designed in the Beaux Arts style, the building set important precedent in the city as a completely designed freestanding structure. The facades are organized in the classical columnar division of base, shank and entablature. Exaggerated course work defines the columnar divisions as the wrap around the entire building. Housing approximately 70 apartments, the Kenesaw was completed at the beginning of Washington's luxury apartment construction and represents the grandeur and elegance that was to characterize 16th Street at its zenith.

The Embassy Apartments at 1613 Harvard Street (Square 2591, Lot 808) was designed by B. Stanley Simmons for developer H.R. Howenstein. Composed of three large wings joined by a central unit, this large brick and limestone building is sited to relate to Harvard, Mount Pleasant and 16th Streets. The wings follow different plans and sitings, yet the building presents a strong and clean look. It is simply articulated and simply decorated in a Gothic Revival motif. The first floor fenestration features Gothic pointed arch windows and the entrance door continues this motif. An arcaded wall runs across connecting the front facade enclosing the courtyards to give the building a human scale at street level. Completed in 1915, this building is one of Simmons' many successful apartment designs. Among these is The Wyoming Apartments, a District of Columbia Landmark.

The Park Regent, 1701 Park Road, N.W. (Square 2612, Lot 651) was constructed in 1910 at the intersection of Park Road and Mount Pleasant Street. Designed in a restrained version of the Beaux Arts, the buff brick building is dominated by two projecting wings. Its U-shape plan makes use of the angular lot by extending one leg of the U. The building appears symmetrical with vertical rows of windows across the flat plane of each wing's facades. The entry is beyond the recessed court through a large three-sided bay. A heavy cornice decorated with brackets and paneled brick work crowns the building.

Directly to the south is The Argyle Apartments, 3220 17th Street, N.W. (Square 2601, Lot 85). Constructed in 1913, The Argyle has a U-shape plan with its entry located through a courtyard. Designed in an eclectic style exhibiting a transition from the Victorian to the Beaux Arts, its brick facades are articulated with regularly placed bays. The decoration is minimal: a rusticated first story, simple limestone window sills, limestone

belt coursing, low relief freeze at the cornice. A.H. Sonnemans, who designed many buildings for Kennedy Brothers, Inc., also designed this apartment building for that company.

The Al-Roy Apartments at 1615 Kenyon Street (Square, 2596, Lot 879) was designed in 1926 by Henry Warwick. Warwick is recognized for designing The Westchester Apartment and the Colonial Village garden apartment complex which is listed in the National Register of Historic Places. Capitalizing on a corner lot in an acute angle, the building follows an L-shape plan. This brings two designed facades to the street, while maintaining an interior courtyard. Flat facades are articulated with projecting balconies, while a Venetian motif is used to highlight the cornice line and in detailing throughout the design.

One of the more unusual plans of apartment design is seen at Randall Mansions. Designed in 1923 and located at 1900 Lamont Street, N.W. (Square 2604, Lot 813), this apartment building is sited at a point on Lamont Street where the grade drops to the west. A triangular lot holds a building that is almost a pure triangle shape. Only one bay wide on its 19th Street facade, the building widens across its Lamont Street side presenting a full facade nine bays across. Its unusual pie-shape distinguishes this basic red brick and limestone Georgian Revival apartment building.

Northbrook Court is composed of two apartment buildings at 3420 and 3426 16th Street, N.W. (Square 2622, Lots 752 and 751).<sup>(2)</sup> Both F-shape in plan, these massive buildings are sited with their widest facades to the south and west lot lines. Their projecting wings act in juxtaposition to create a rhythmic pattern when viewed from 16th Street. Beaux Arts in style, this buff brick building exhibits fine brick detailing, featuring french windows, stone balconies, and a clean cornice line. Developed by Harry Wardman in 1911, Northbrook Courts are in the grand manner of The Kenesaw and other luxury apartment buildings on 16th Street.

#### Commercial Corridor

Mount Pleasant Street,<sup>(2)</sup> between Harvard Street to the South and Park Road to the north, serves as the commercial corridor for the Mount Pleasant community. This street took on a commercial role when the widening of 16th Street, N.W. rendered the traditional commercial area of 14th Street less accessible. The introduction of a streetcar on Mount Pleasant Street focused more attention on this route. First residential architecture was re-used for commercial purposes, but soon commercial design was introduced. The building stock is representative of typical commercial design. It reflects Victorian trends, more common eclectic

styles, a few examples of art deco storefronts and a good example of an early gasoline station that is still used for that purpose. Several new buildings of little quality have been built in recent years. The block also holds modest apartment buildings and newly constructed townhouses designed with a Federal revival motif. The block is a good example of a commercial street of the early 1900's. It is in need of renovation, but most of the buildings are intact behind their new signs or applied facades.

#### Churches, Schools and the Library

As Mount Pleasant settled into its role as a major residential neighborhood, the building of institutional structures followed. Here are four of the largest edifices in the district. (23)

In 1910, the Association for Works of Mercy constructed their House of Mercy. Designed as a dormitory and infirmary, the building at 2000 Rosemont Street, N.W. (Square 2618, Lot 804) (23) now serves as the Rosemont Center, a day care facility. The building was designed by Nathan Wyeth. U-shape in plan, it is in the Spanish Colonial style. Its wide facade faces Klinge Street. The building is of stucco with a red tile roof. A simple repeating window design is relieved by a central bay. The bay projects slightly and is crowned by a curvilinear gable. This large edifice is set at the western edge of Mount Pleasant right at the grade that makes a steep drop. Secluded in its setting, the building is easily reached from Rosemont Street.

Gunton Temple Memorial Presbyterian Church (Canaan Baptist Church) (Square 2610, Lot 818) (24) was designed in 1926. Its stone facades are unusual for Mount Pleasant, but its campanile is one of several seen in the district. Of a simple composition in a Romanesque Revival style, the front facade features a triple arch entry. Above this, centered below a large gable is a large rose window. The campanile is set off on the eastern side. The church fills the lot back to the street behind. Its siting respects 16th Street, but does not deny its location on Newton Street, N.W.

The Francis Asbury Methodist Episcopal Church, South (Meridian Hill Baptist Church) (Square 2595, Lot 831) (25) is a commanding structure located on 16th Street, N.W. Its dominating Neo-Classical style facade features four giant order columns set in a recess. Austere in composition and almost devoid of ornament, the gray limestone completes the severity of its presentation.

Bancroft School at the corner of 18th and Newton Streets, N.W. (Square 2619, Lot 810) (26) is designed in an Italian Renaissance Revival style. Institutionalization has stretched out the massing of this building, but its entrance boasts fine limestone triple arch with columns set into a recessed exterior lobby.



Campaniles, red tiled roof, classical columns and an attempt to create a central pavilion indicate the desire to present a distinct style. A newly completed addition makes a sensitive architectural statement supporting the original design.

Mount Pleasant's most significant institution and formal architectural structure is the Mount Pleasant Branch Library at the southwest corner of Lamont and 16th Streets (Square 2595, Lot 830)(2) It was constructed in 1925 to a design by Edward L. Tilton of New York. Funded by a contribution of the land by Mrs. John Henderson and monies from Andrew Carnegie, the library was intended to provide adequate facilities for the growing Mount Pleasant and Columbia Heights citizenry as well as to be in keeping with the handsome churches of the area. Its broad facade, dominated by a large archway at the center, seems to respond to both Sixteenth Street and the Mount Pleasant neighborhoods. Designed in the Italian Renaissance style of limestone, the two story and basement structure was highly touted from its very beginning. In 1924, while still in design stage, the building was described in Library Journal as, "resembl[ing] an exclusive club rather than a library. Long windows draped with heavy curtains, arm chairs, floor lamps, fireplaces and a large sun parlor are among the architectural features which break away from conventional library practice." A special feature of the design was the children's library on the second floor which boasted its own private entrance stair on the western facade. The library was the object of several professional librarian tours. In 1925, the American Institute of Architects awarded Tilton a major award for his library design work. The library served its intended function well, it received high usage, and was the setting for a great number of local literary, drama and citizens organizations, including both the Mount Pleasant and Columbia Height Citizens associations. Plagued throughout the years by inadequate staffing and funding, the library did not fall prey to serious remodeling and retains its original design and details.

#### Mount Pleasant Today

Today, Mount Pleasant exists as a fine example of 20th century urban residential architecture and neighborhood development patterns. The area is dominated by the rowhouses of the first quarter of the 20th century, yet these urban building forms blend with the traditions of community spirit and identification of Mount Pleasant's origins. Architectural accomplishments of the 18th and 19th centuries, such as Thomas U. Walter's Ingleside and the Carpenter Gothic country houses stand side by side with such major 20th century works as the Mount Pleasant Branch Library, the House of Mercy, Gunton Memorial Presbyterian Church, and Bancroft Elementary School. The 20th century grand residences in the vicinity of 18th Street and Park Road, the beautiful

townhouses of Lamont Street, the distinguished semi-detached houses on Park Road and Harvard Streets, the major apartment structures, and the ribbons of thematic rowhouses running through the district repeating the detailing of adjacent architecture, work together as a unified design truly illustrating 20th century aesthetics.

Through the rich architectural fabric of the community, respect for the natural terrain, and sound principles of planning, Mount Pleasant exhibits urban design inspired by the City Beautiful Movement. It is a district with an identifiable image representing a sensible artistic development particular to early 20th century communities. It is successful in form as well as in function and it illustrates the ideals, tastes and needs of the early 20th century as they were adapted to the unique environment of Washington, D.C.'s streetcar suburbs.

General dates of construction or of significance of important elements in the proposed or proposed amended Historic District.

The general dates of construction of important elements run from 1850 through to the 1930's. This represents Mount Pleasant's development from agricultural land to that of urban neighborhood.

## Chapter V

Include three or more contemporary photographs which show  
buildings, street scenes, or other views representative of the  
Historic District:

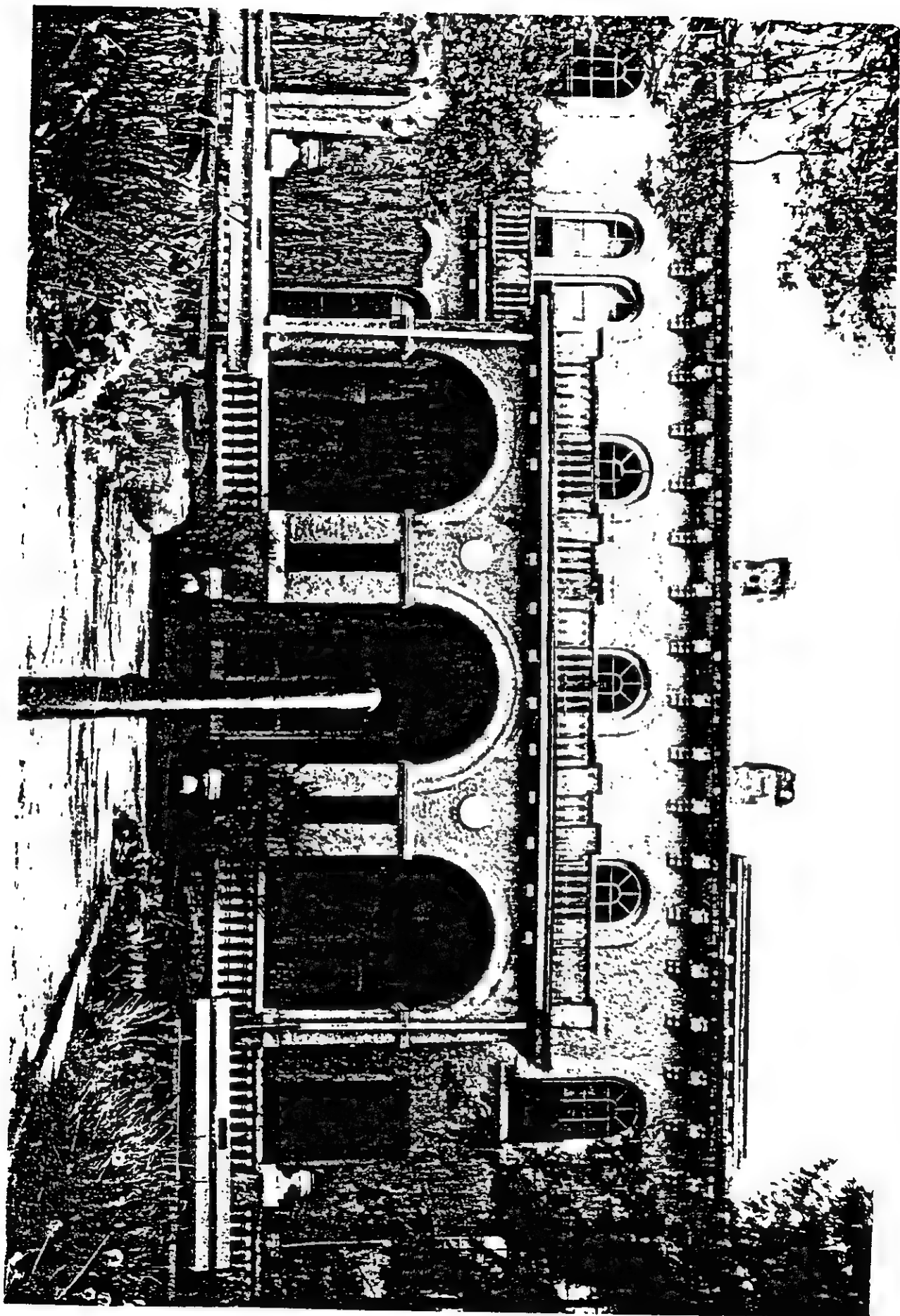
### List of Photographs

	<u>Square No.</u>
1. Stoddard Baptist Home (Ingleside) 1818 Newton Street, N.W.	2615
2. 3423 Oakwood Terrace, N.W.	2621
3. 1841 Park Road, N.W. and 1843 Park Road, N.W.	2614
4. 1701 Newton Street, N.W.	2620
5. 1770 Park Road, N.W.	2607
6. 1735-1753 Lamont Street, N.W.	2607
7. 1629-1631 Harvard Street, N.W.	2591
8. 1735-1745 Park Road, N.W.	2613
9. 1742-52 Lamont Street, N.W.	2602
10. 3152-3168 17th Street, N.W.	2602
11. 1750-1738 Irving Street, N.W.	2588
12. 1826, 1828-30 Park Road, N.W.	2606
13. 1910-1924 Park Road, N.W.	2604
14. 1721 Hobart Street, N.W.	2588
15. 2009-2023 Park Road, N.W.	2617
16. 2025-2033 Park Road, N.W.	2617
17. 3111-3135 Adams Mill Road, N.W.	2604B
18. Kenesaw Apartments 3060 16th Street, N.W.	2594
19. Embassy Apartments 1613 Harvard Street, N.W.	2591
20. Northbrook Court 3420-3426 16th Street, N.W.	2622
21. View of Mount Pleasant Street looking southeast	2608

List of Photographs (cont.)

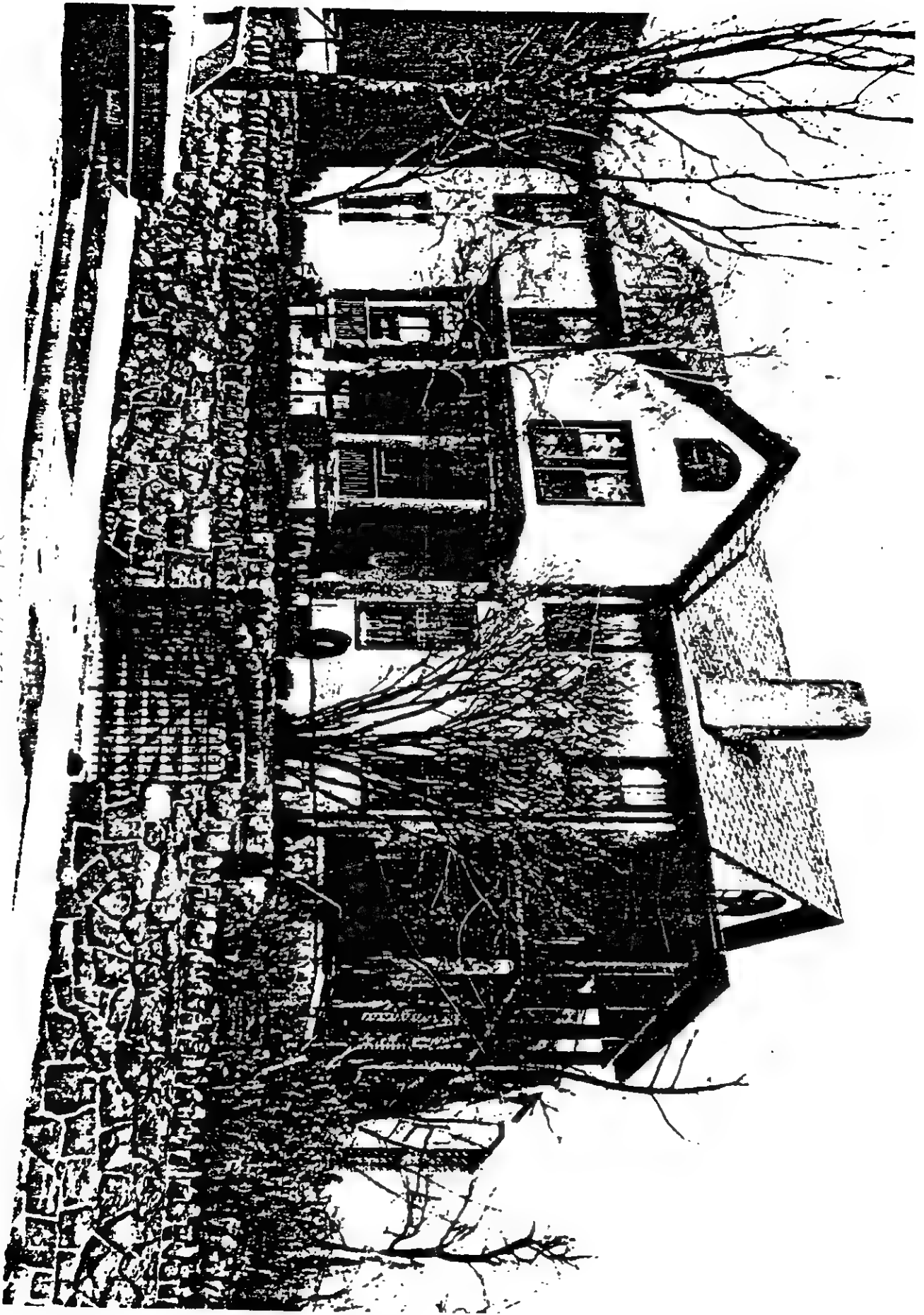
Page 2

	<u>Square No.</u>
22. View of 16th Street, N.W. looking south	
23. Rosemont Daycare Center (House of Mercy) 2000 Rosemont Street, N.W.	2618
24. Gunton Memorial Presbyterian Church (Canaan Baptist Church) 1600 Newton Street, N.W.	2610
25. Meridian Hill Baptist Church (Francis Asbury M.E. Church) 3146 16th Street, N.W.	2595
26. Bancroft Public School 18th and Newton Streets, N.W.	2619
27. Mount Pleasant Branch Library 1600 Lamont Street, N.W.	2599
28. View of National Cathedral looking west on Kilbourne Place, N.W.	





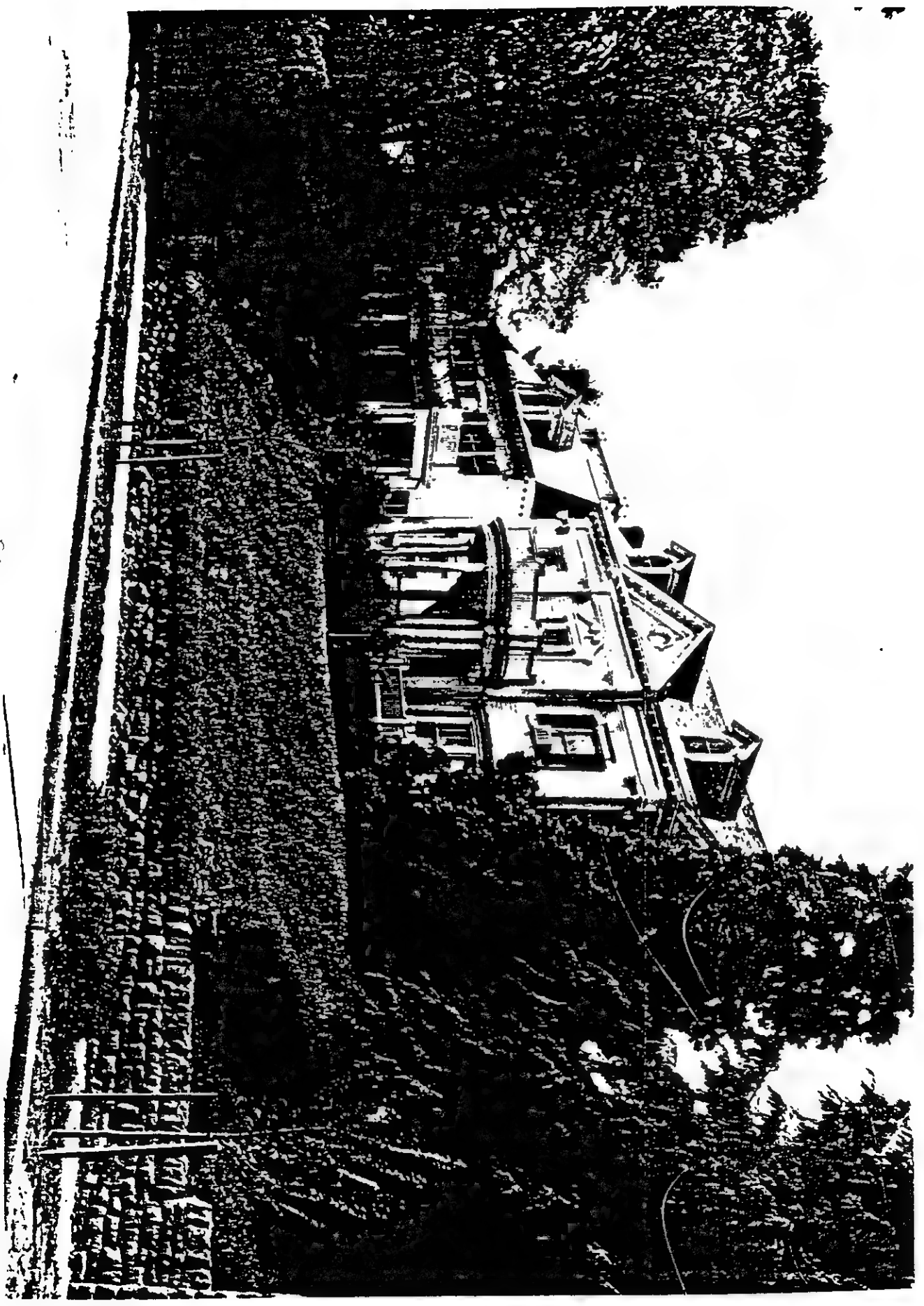
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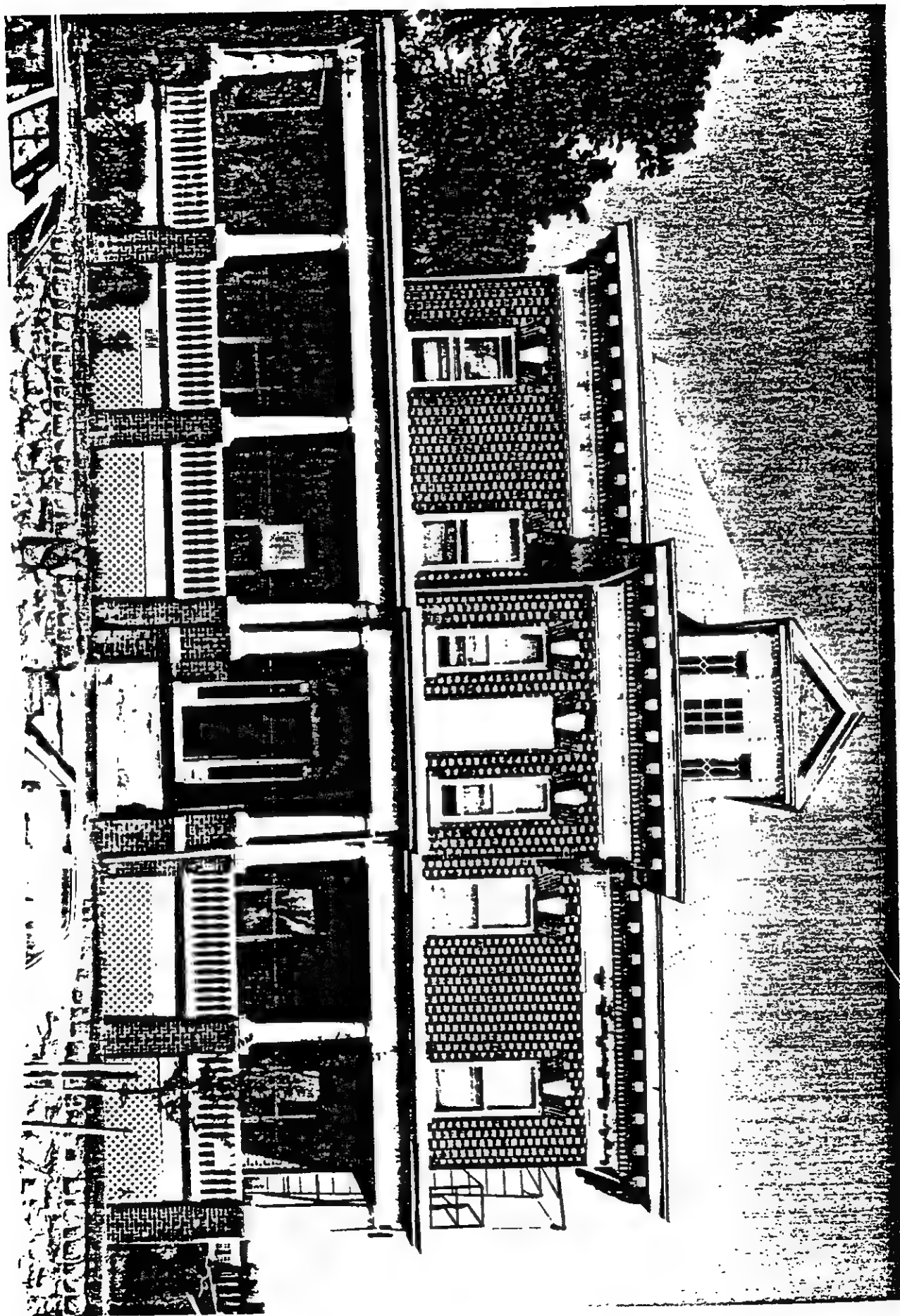
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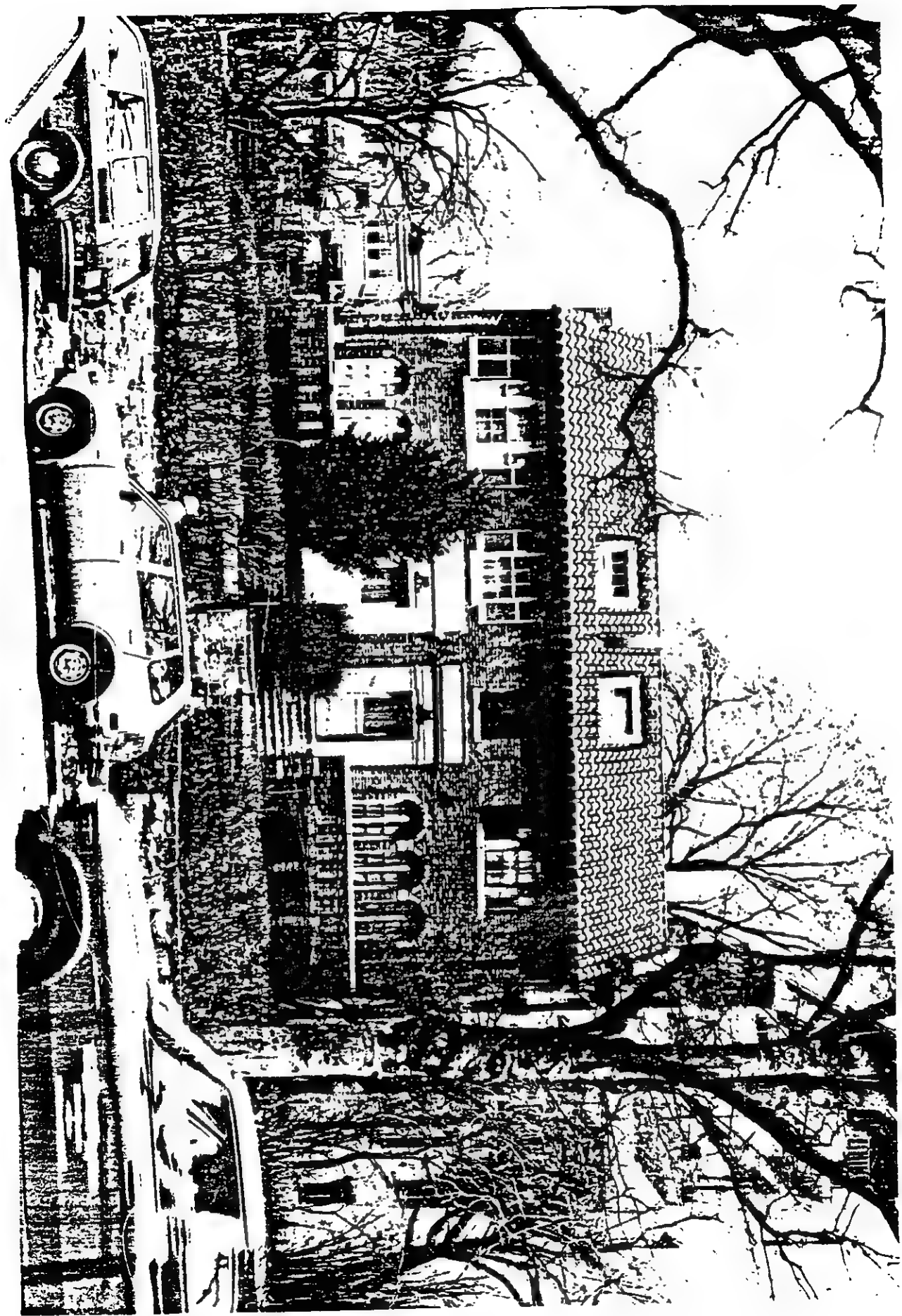


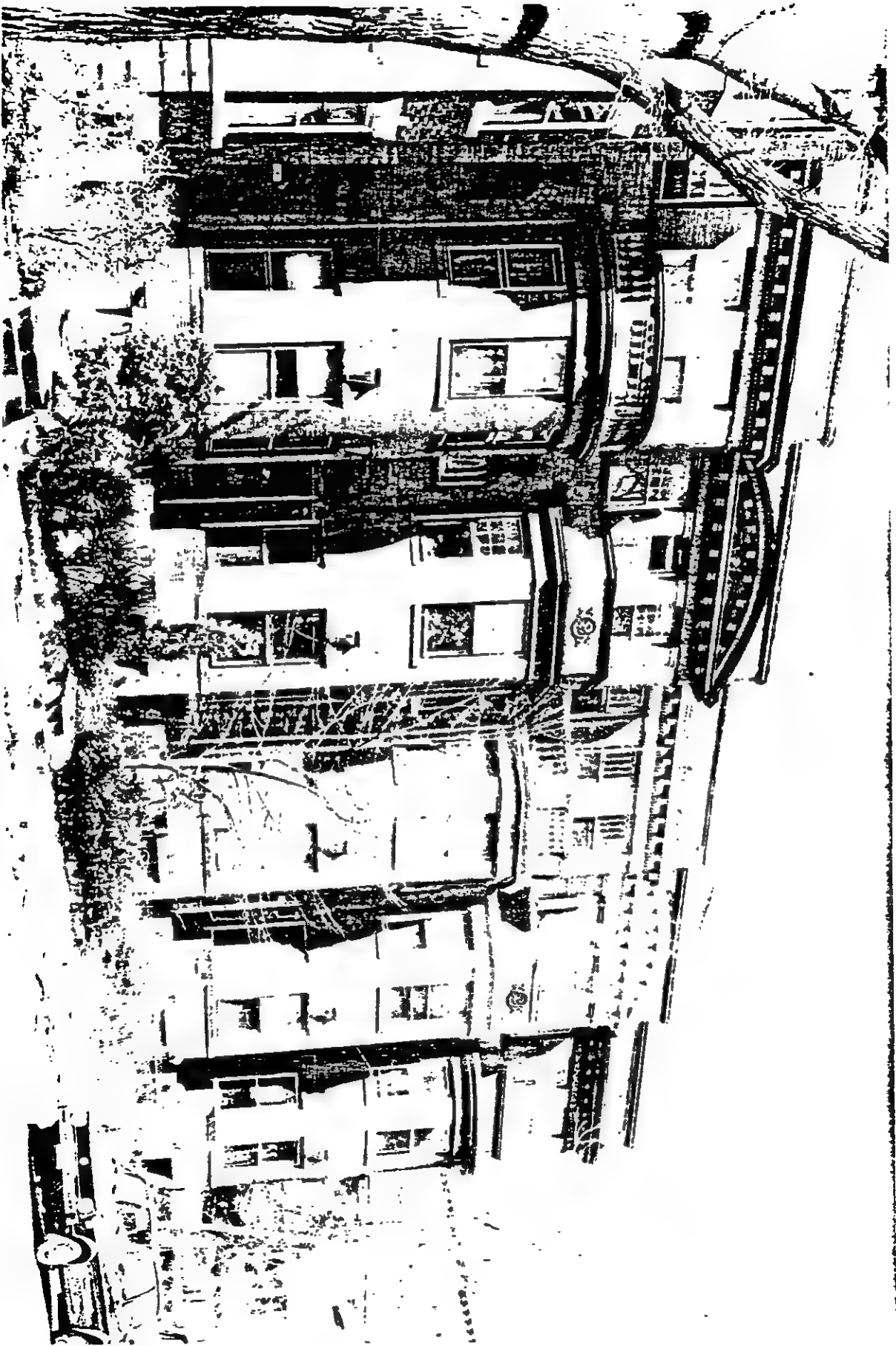


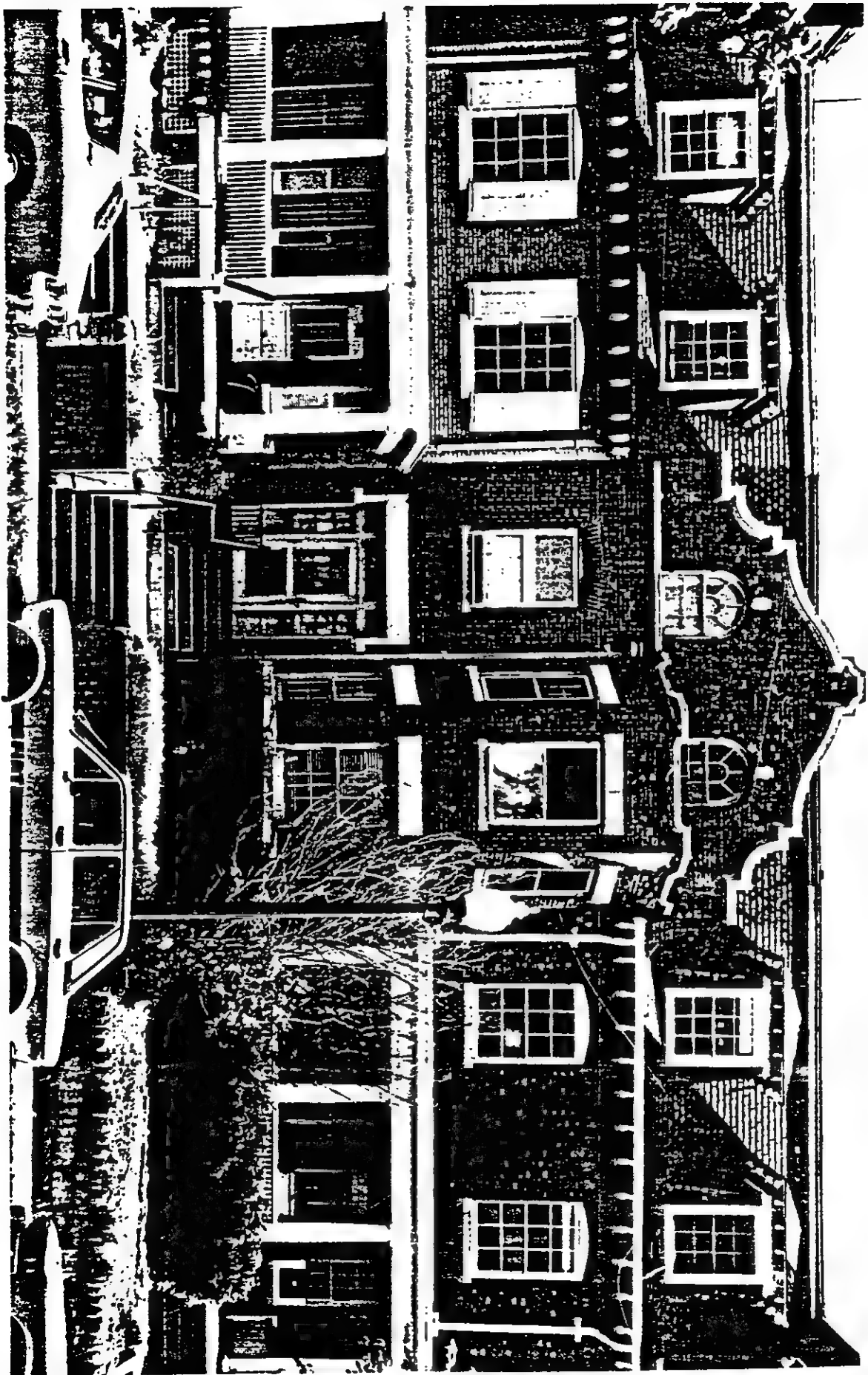
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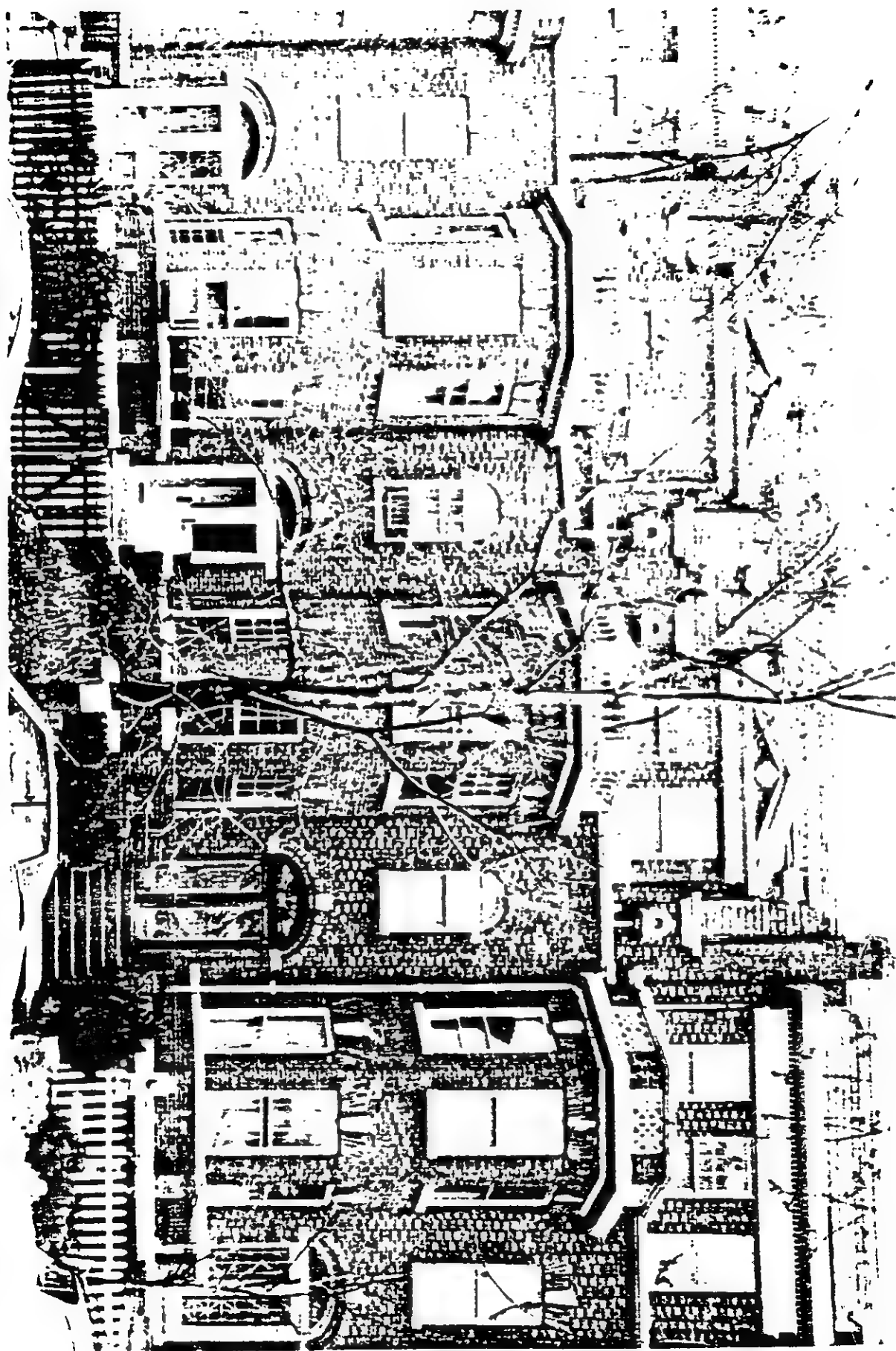






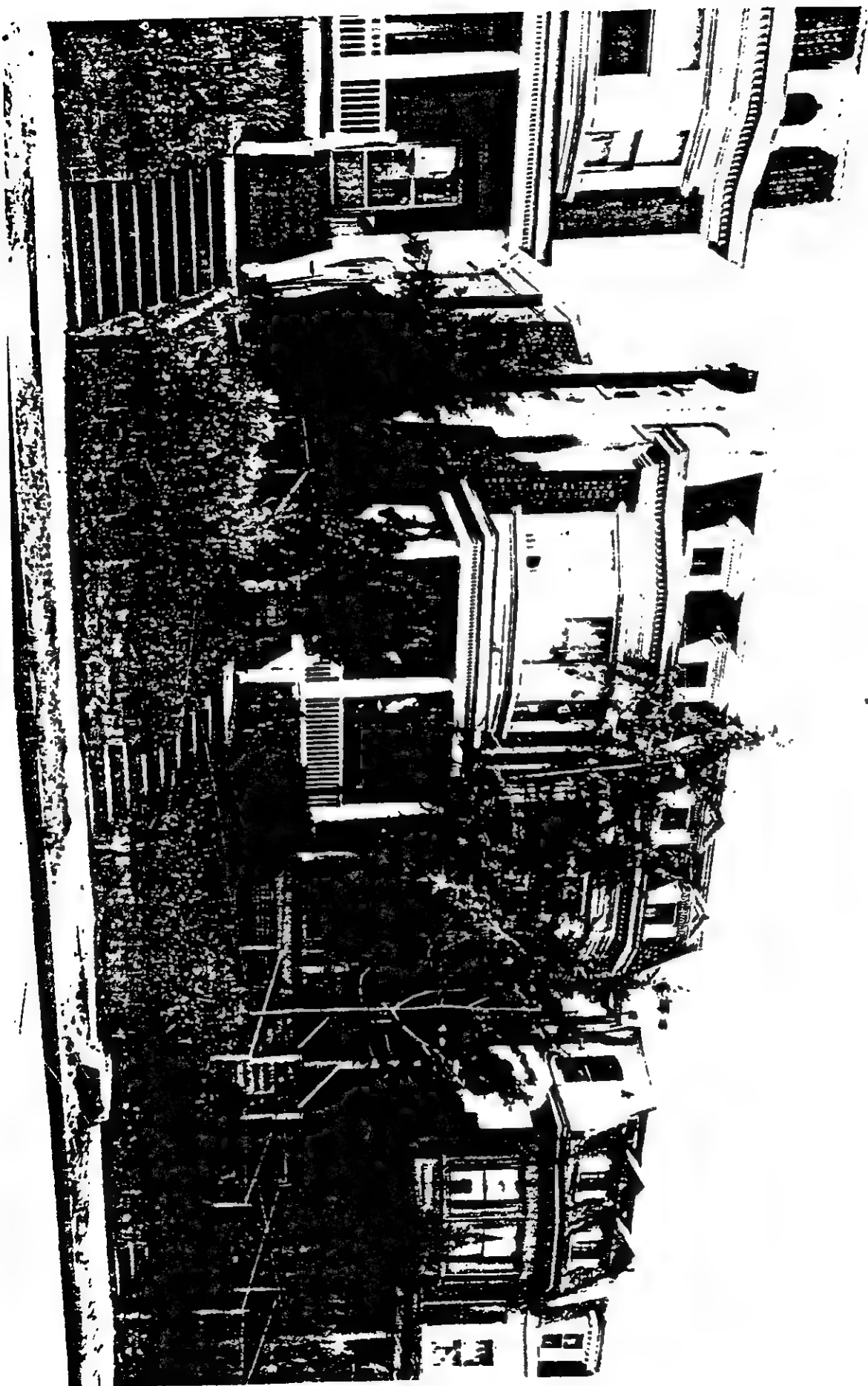
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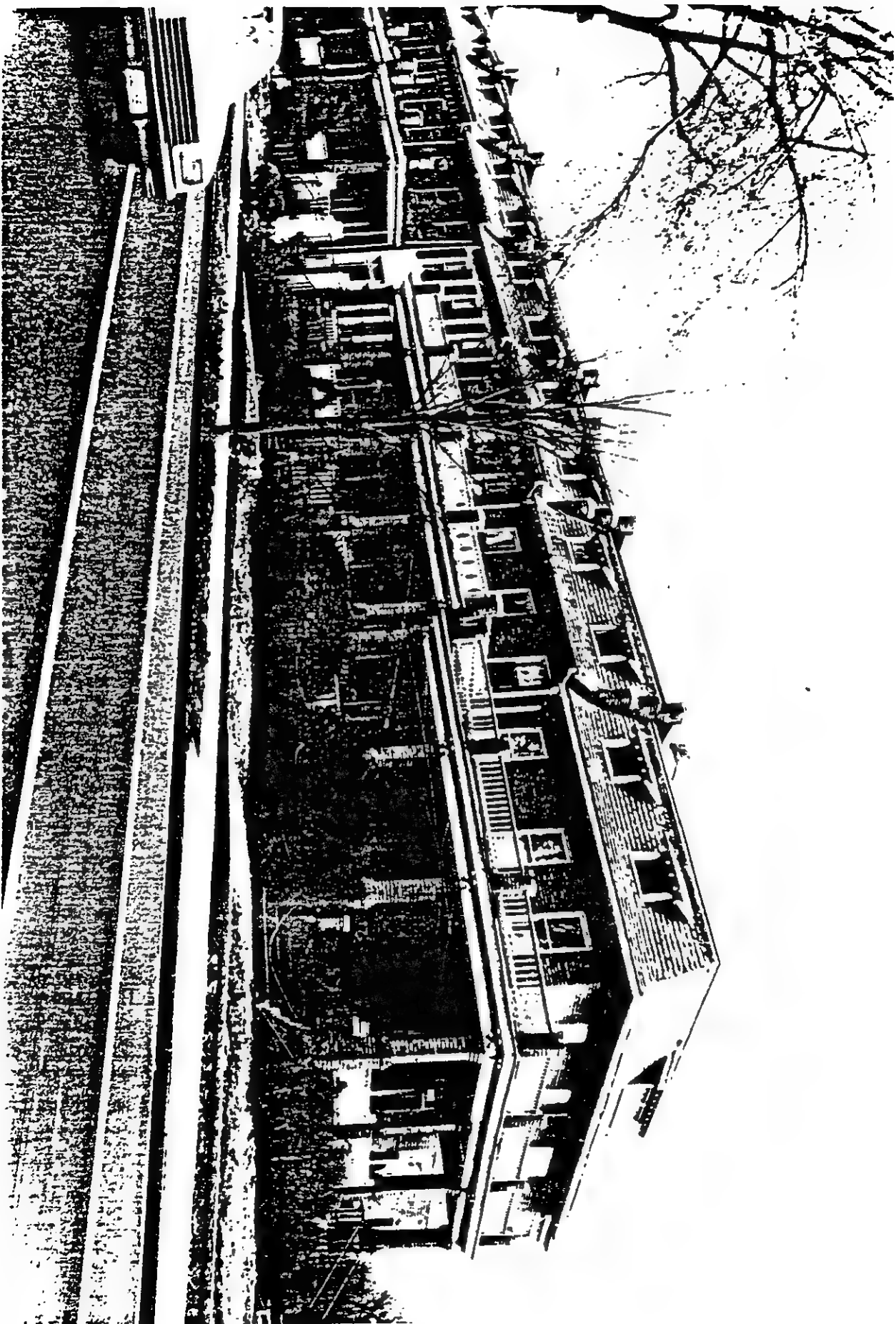
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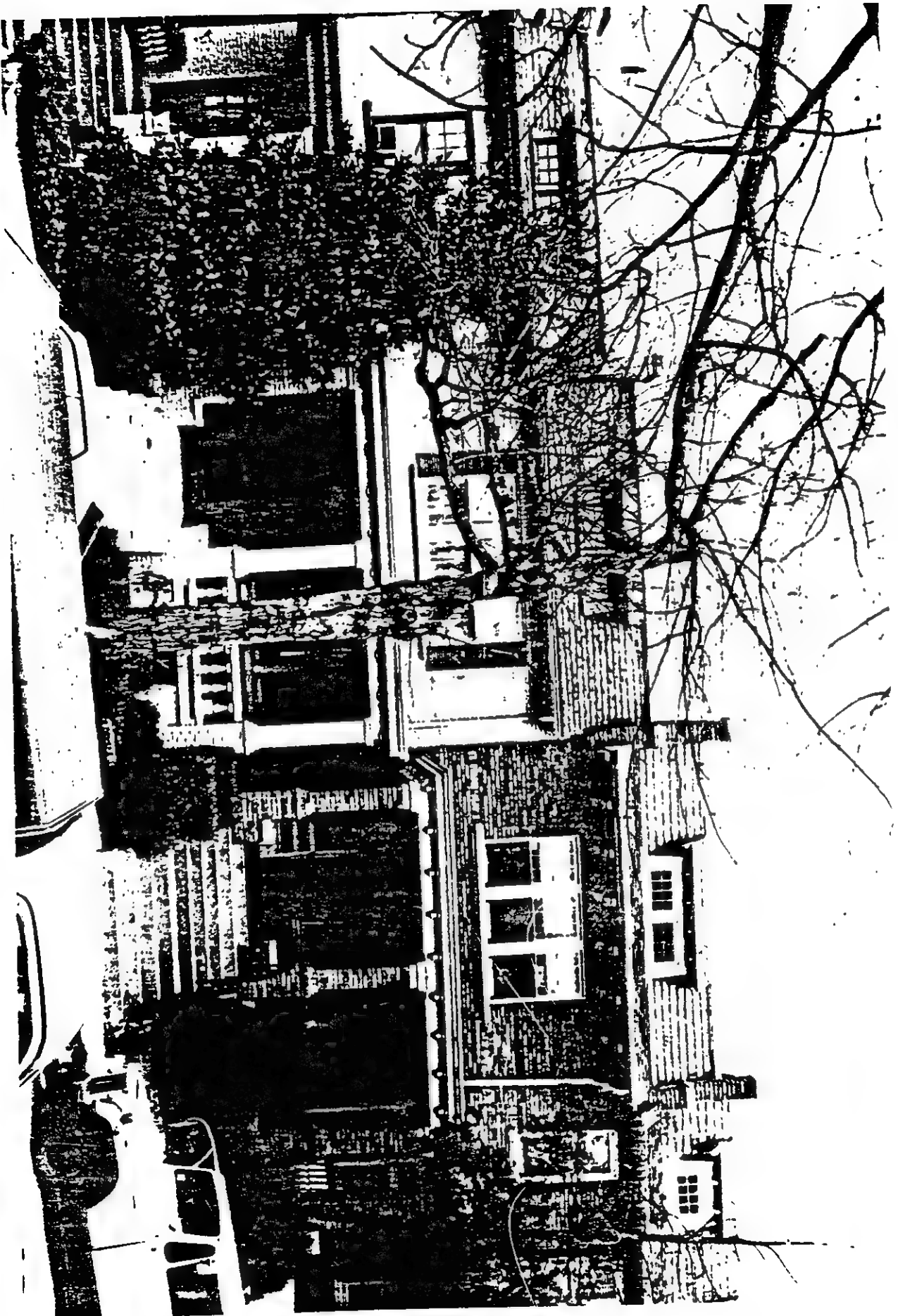


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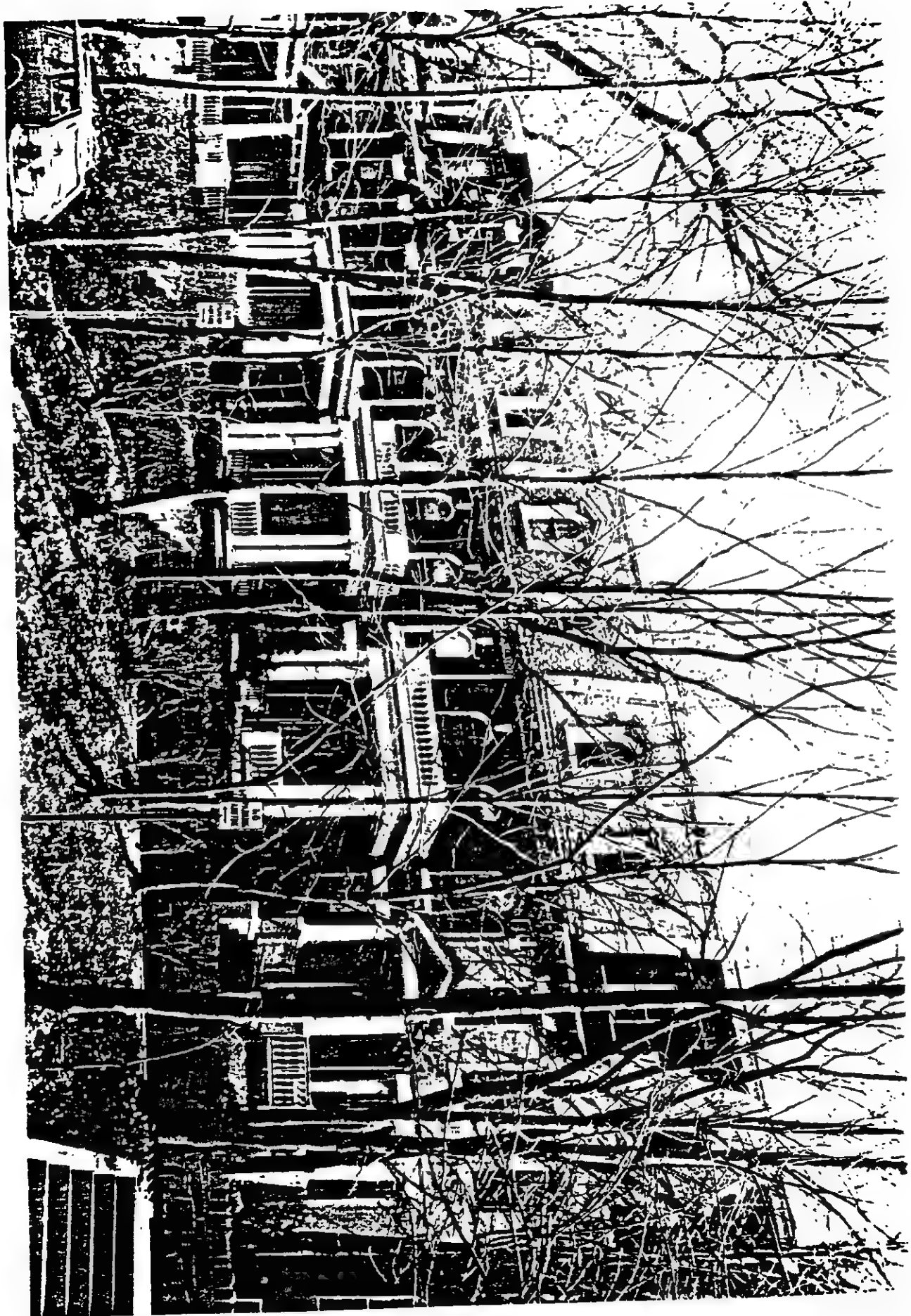
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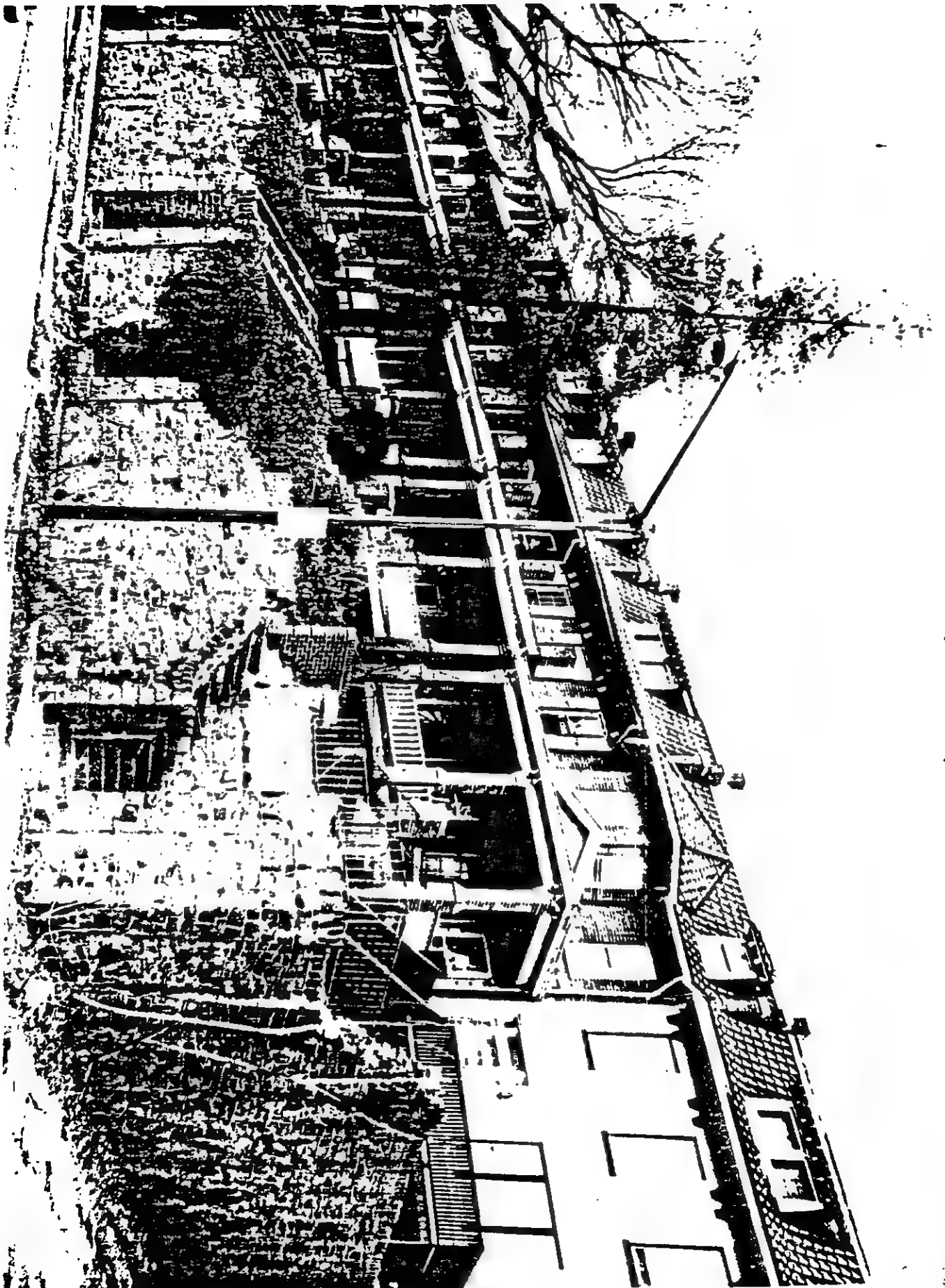
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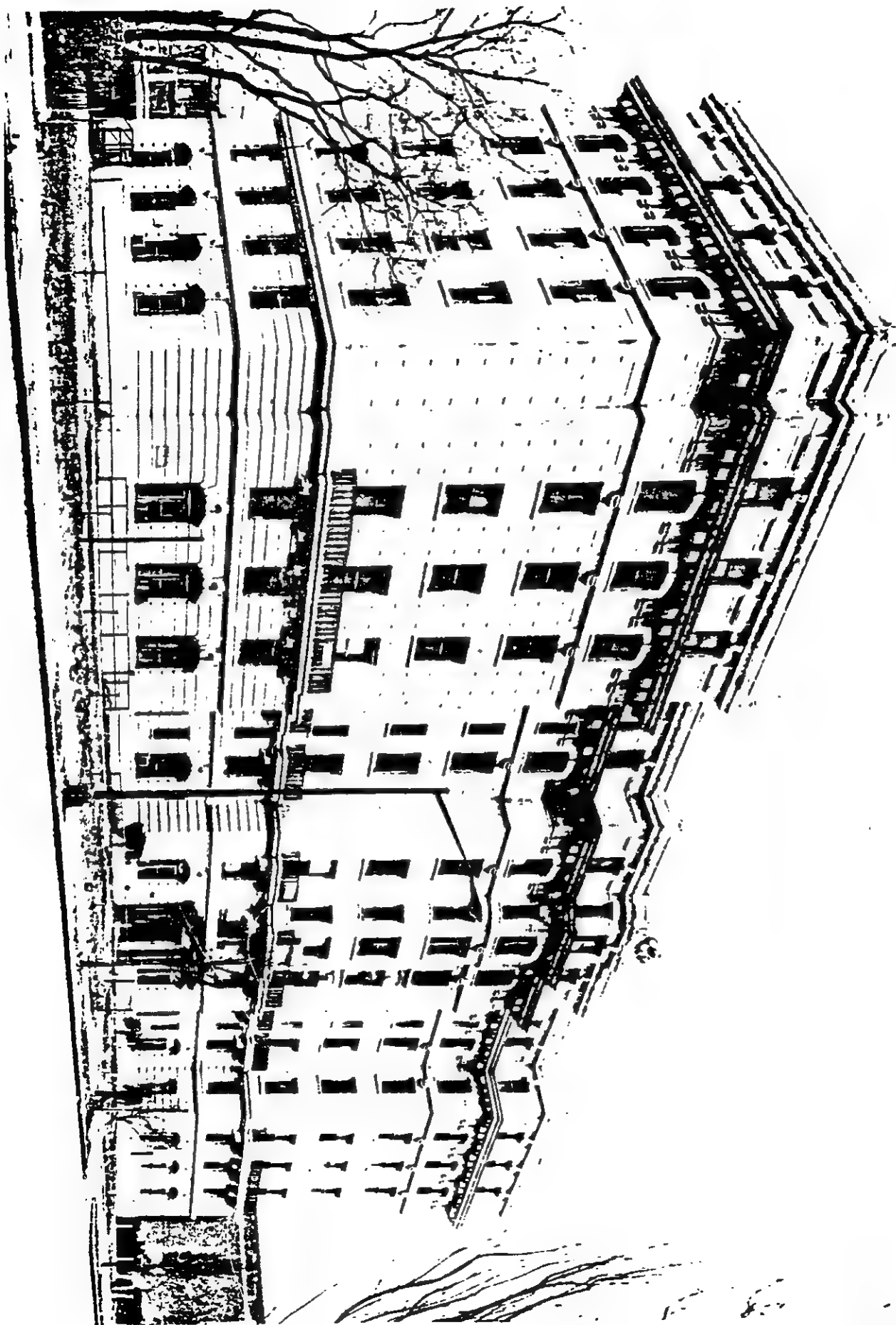
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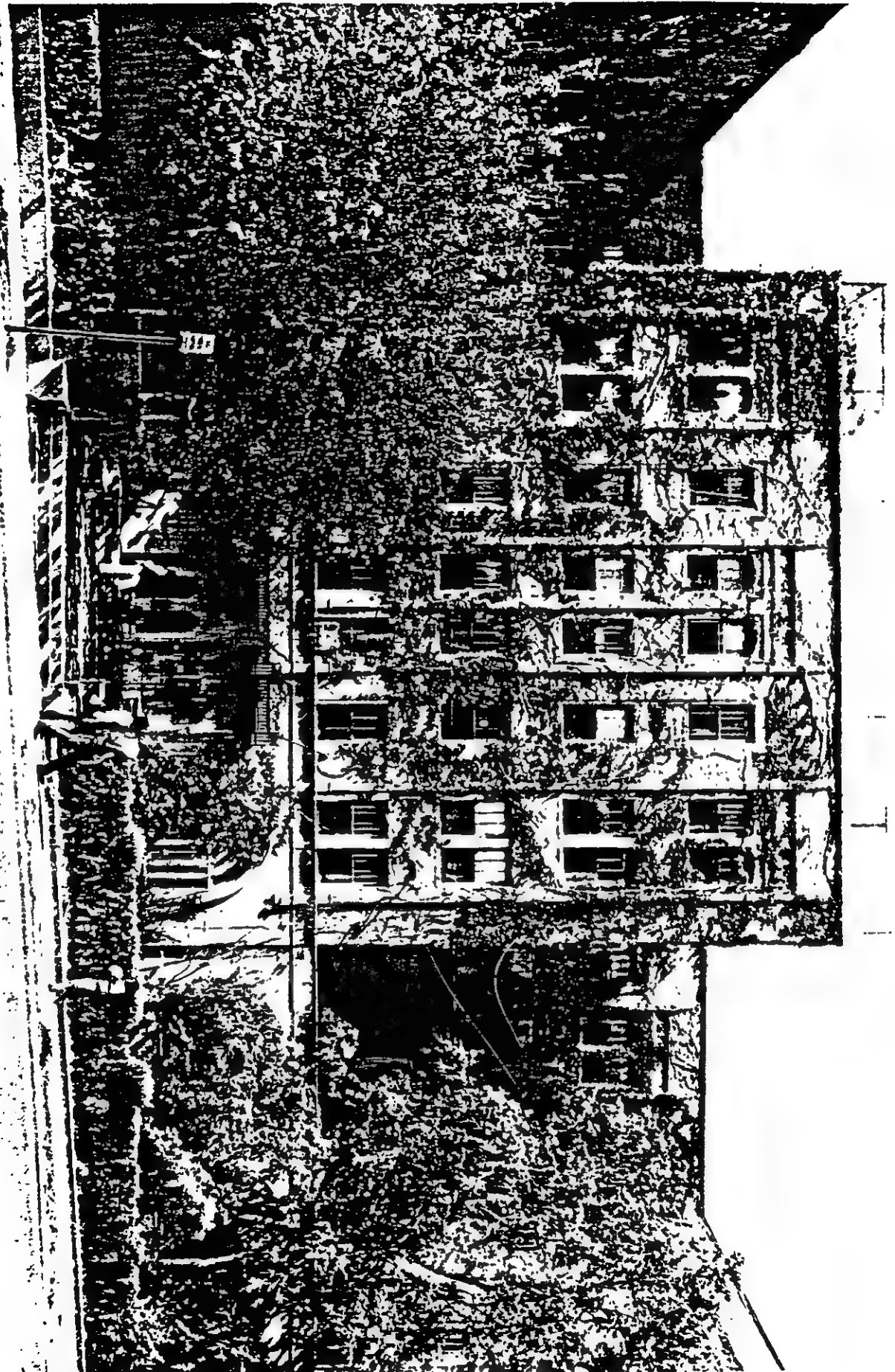


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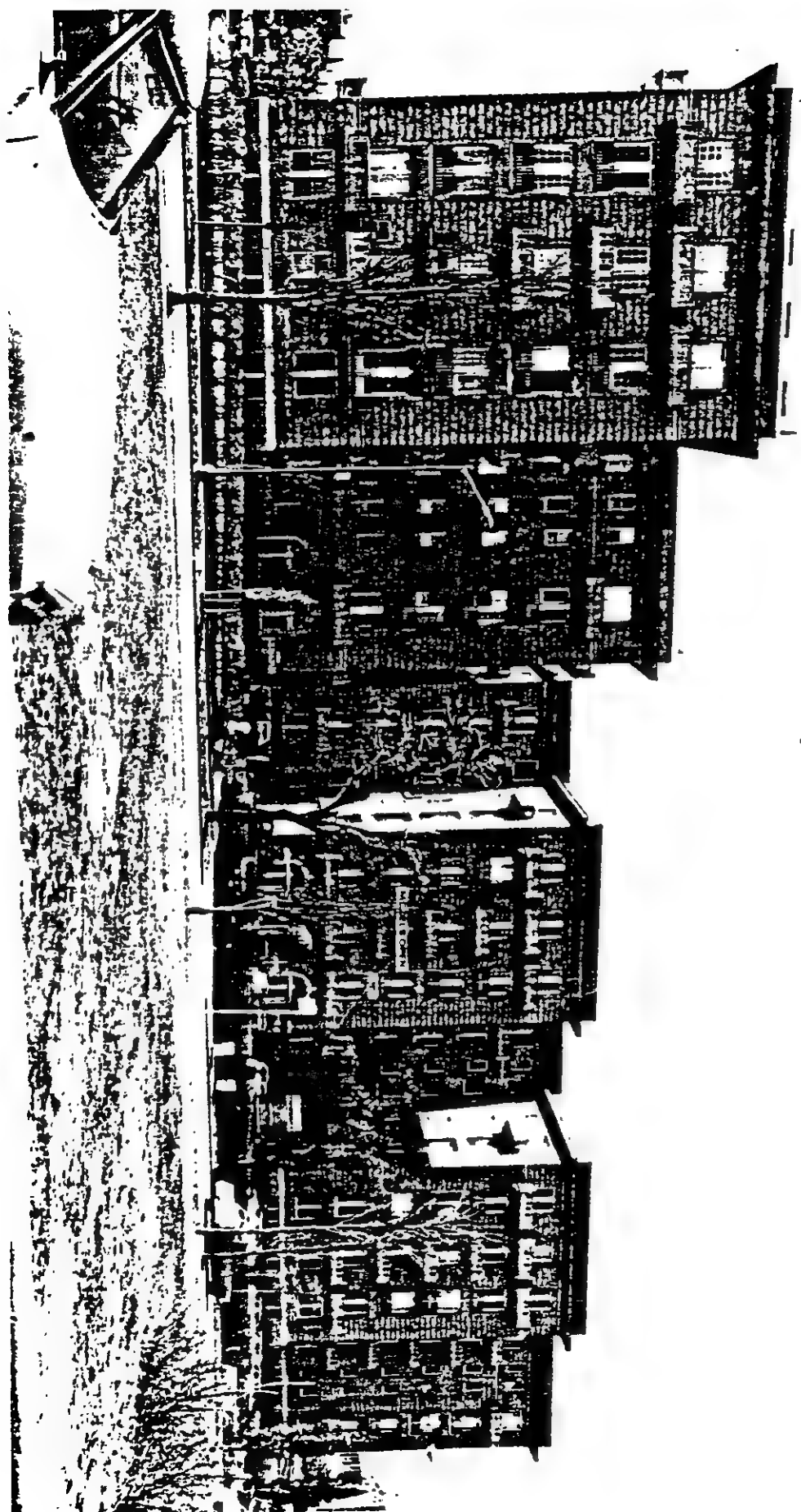


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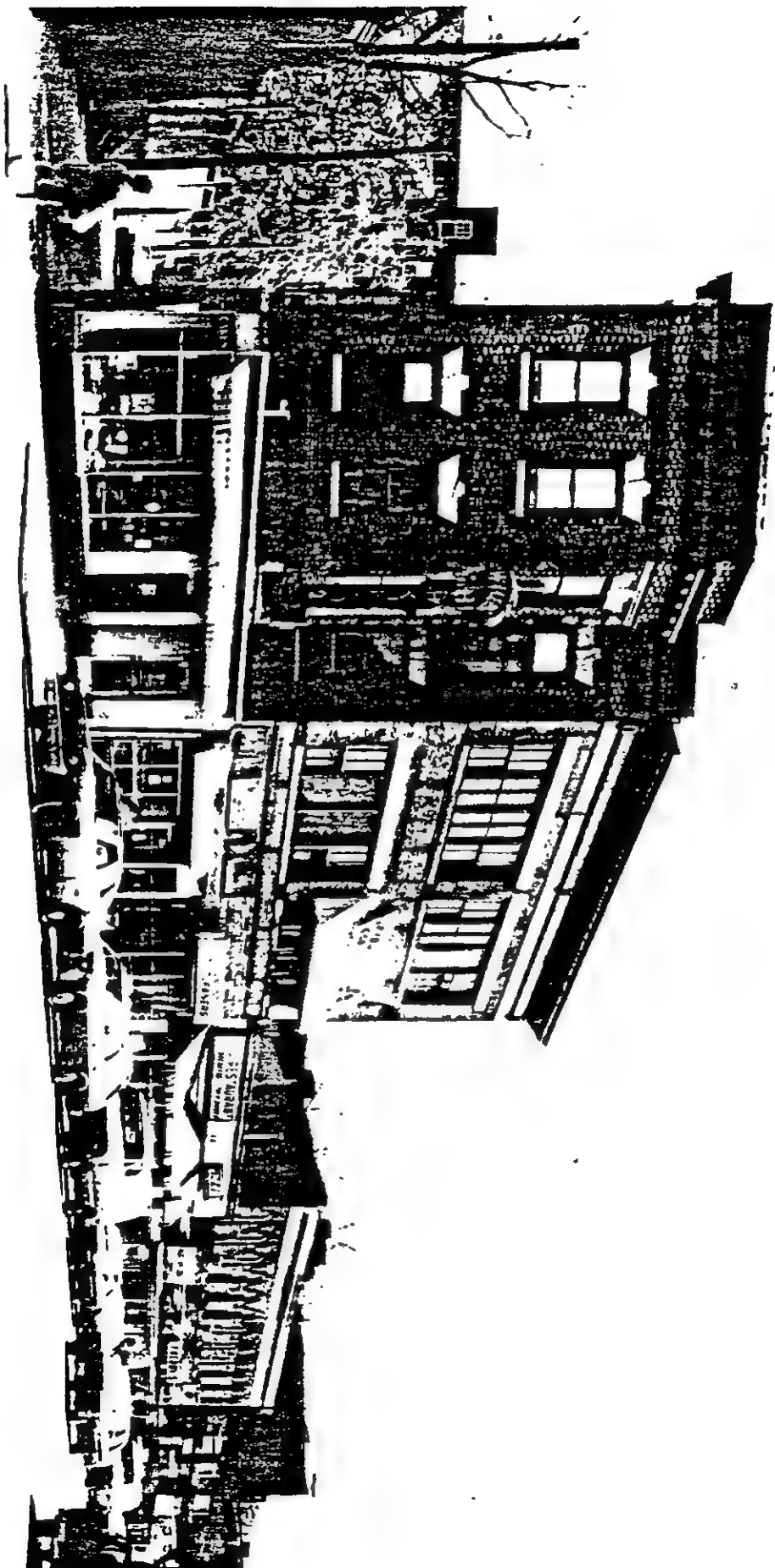


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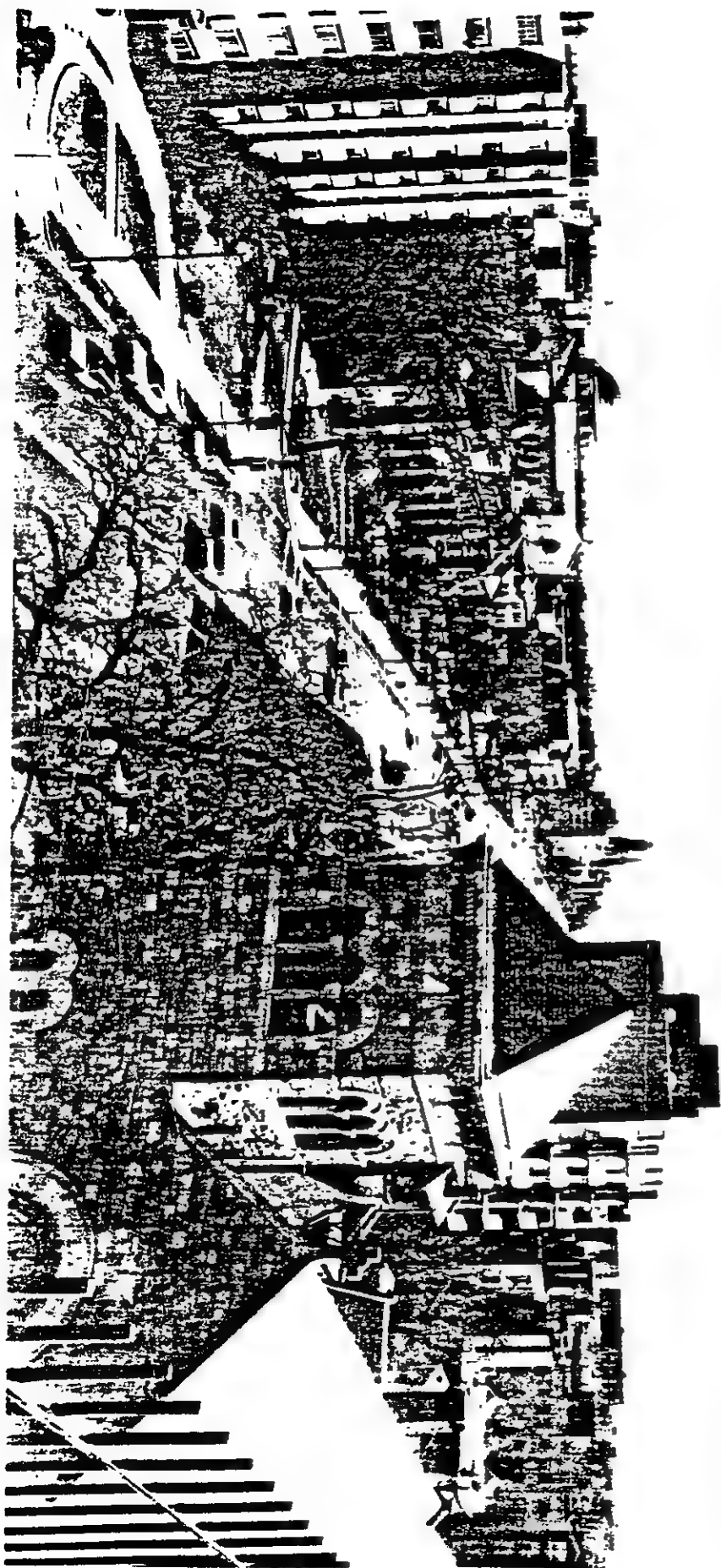


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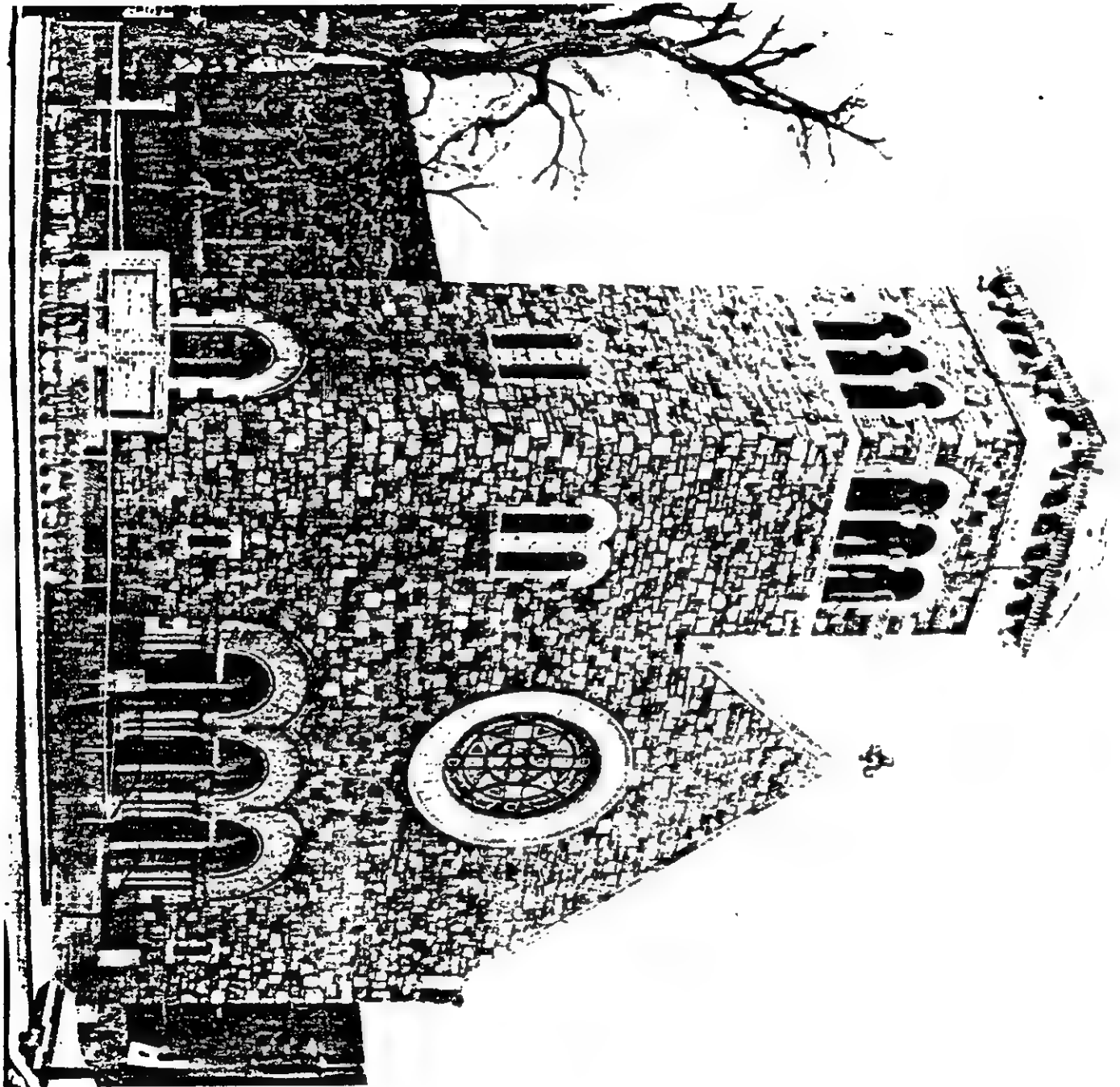
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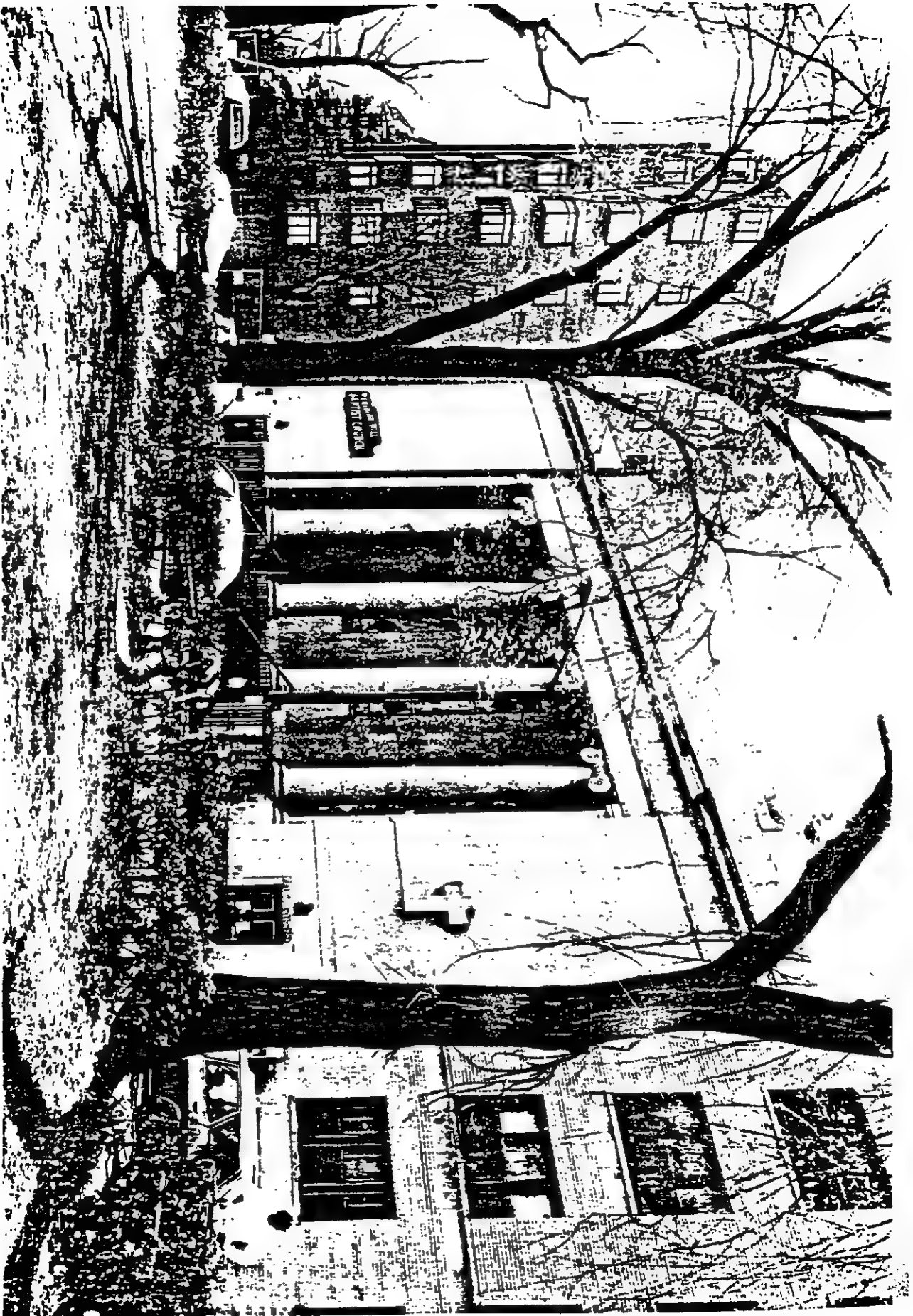
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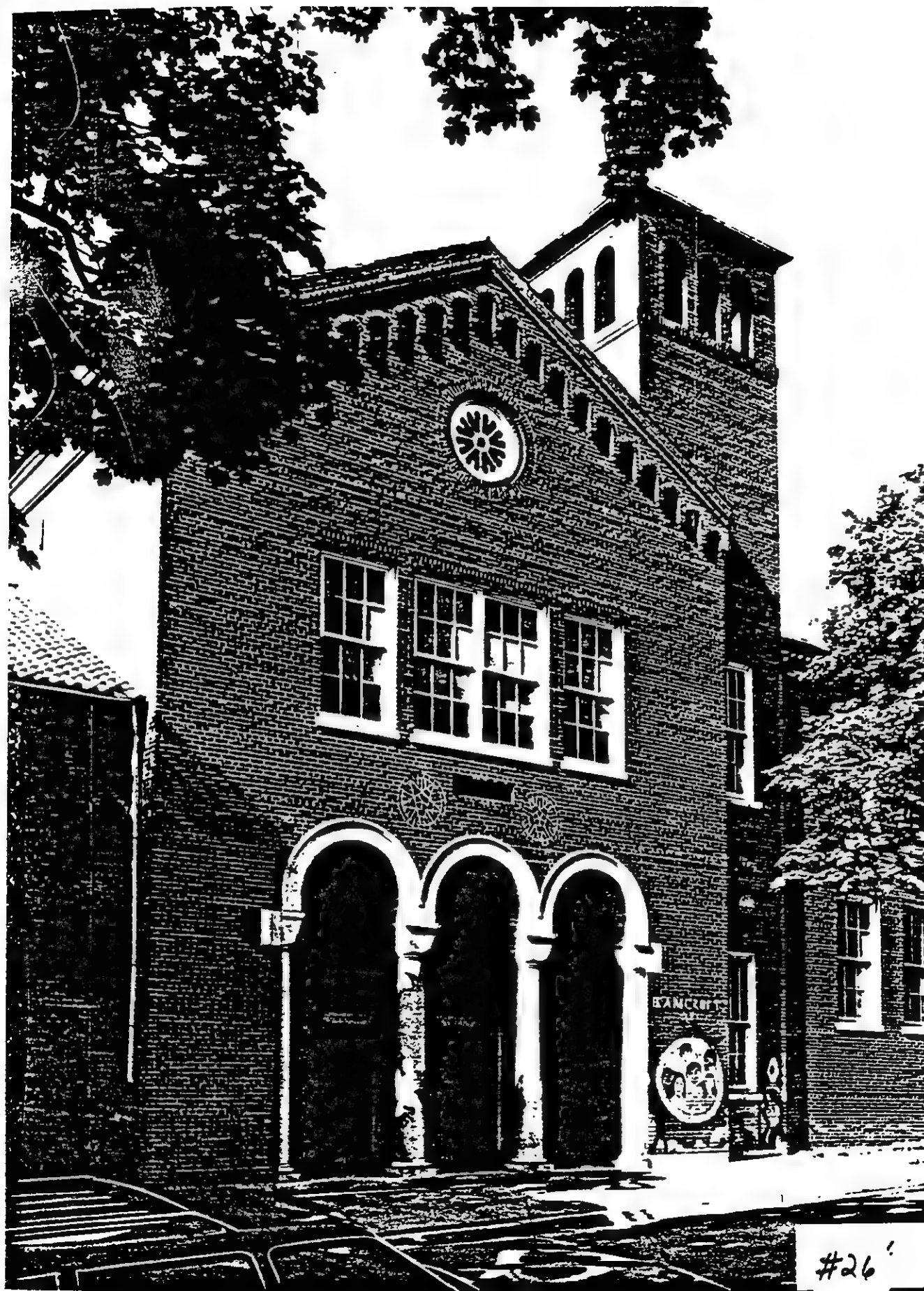
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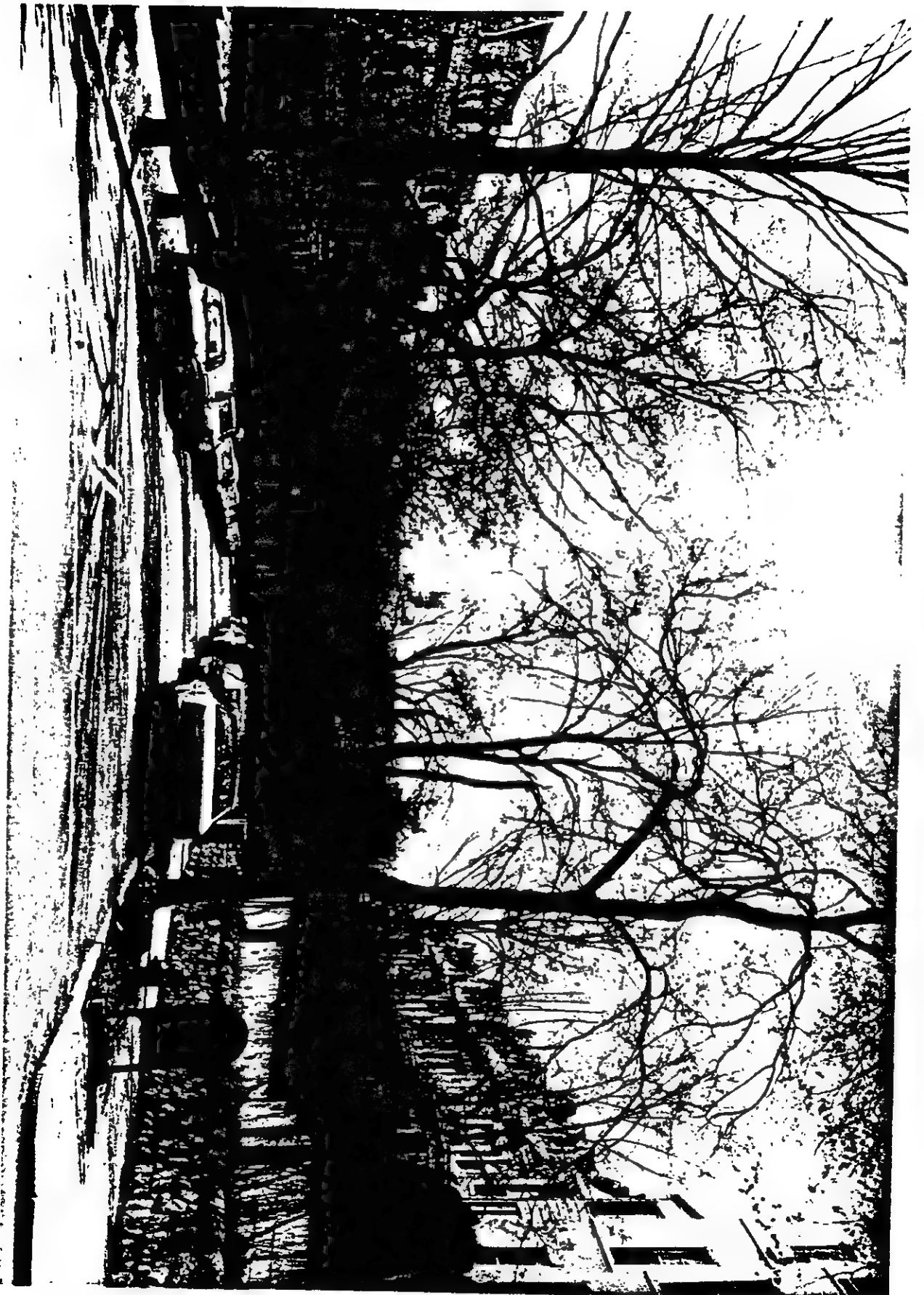


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# Chapter VI

A listing of properties of particular prehistoric, historic, cultural, and/or architectural significance; indicate whether they are listed in local inventory list and/or listed in the National Register of Historic Places.

<u>PROPERTY</u>	<u>SQUARE/LOT(S)</u>	<u>YEAR/ARCHITECT</u>
<u>Residential Architecture</u>		
*1818 Newton Street, N.W. Ingleside (Stoddard Baptist Home)	2615/866	1850 Thomas U. Walter
3423 Oakwood Terrace, N.W.	2621/838	1871
3423 Brown Street, N.W.	2622/804	1895
3422 Brown Street, N.W.	2621/366	c.1890; 1898
3421 Brown Street, N.W.	2622/803	1895
3419 Brown Street, N.W.	2622/397	1899
1640 Newton Street, N.W.	2610/812	1885
1701 Newton Street, N.W.	2620/669	1889
3446 Oakwood Terrace, N.W.	2621/842	1910 A. H. Beer
Northside of Lamont Street between 17th and 18th Streets 1705-09, 1711-13, 1715-17 1719, 1721, 1723, 1725, 1727, 1729, 1731, 1735, 1753, 1755, 1757, 1759 Lamont Street, N.W.	2607/68, 69, 70 821, 820, 819, 86, 87, 88, 11, 12, 13, 55, 57, 83, 84, 53, 54	1870, 1899-1917
Southside of Lamont Street between 17th and 18th Streets, N.W., 1700-06, 1708-24, 1726-34, 1738, 1742-52, 1756 Lamont Street, N.W.	2607/65-62, 44-41, 114-111 and 122, 121, 120-115, 89	1900-1910
*1801-1869 Park Road, N.W. Northside of Park Road	2614/824, 800, 801 823, 825, 41, 42, 806, 807, 30-33, 819	1890's-1911
1770 Park Road, N.W.	2607/801	1902

\*Listed in the National Register of Historic Places.

<u>PROPERTY</u>	<u>SQUARE/LOT(S)</u>	<u>YEAR/ARCHITECT</u>
1666-44 Park Road, N.W.	2608/824, 630-636, 1027 626, 822	1906 Appleton P. Clark
South side of Park Road between 17th Street and 19th Streets	2607/818, 80, 79, 73, 72, 71, 75, 76, 77, 78, 62, 61, 25, 60, 59, 89	Norman Grimm
South side of Park Road between 18th and 19th Streets	2606/68, 71, 69, 74, 73, 72, 57, 78, 77, 76, 75, 83-79, 46-37, 111 and 110	Alex J. Sonneman
3303 18th Street, N.W.	2613/33	Frederick Pyle
3324 18th Street, N.W.	2614/43	
3305-7 18th Street, N.W.	2613/34-35	
3321-57 18th Street, N.W.	2613/57-62, 45, 65, 47-55	William J. Palmer
3318-20 19th Street, N.W.	2617/813-812	
1735-63 Park Road, N.W.	2613/814, 806-809, 36-40, 35, 41-43	1900 Frederick Pyle
1826-1802, 1752-1726 Irving Street, N.W.	2588/62, 34-46, 47-61	
1821-1805 Kenyon Street, N.W.	2599/59-51	
3101-3107 19th Street, N.W.	2599/60-63	
3218-20 19th Street, N.W.	2617/813, 812	
1821 Newton Street, N.W.	2616/803	1900
1887 Newton Street, N.W.	2616/120	1900
1880 Newton Street, N.W.	2615/34	1905
1872 Newton Street, N.W.	2615/868	1910
1870 Newton Street, N.W.	2615/834	1920
3342 18th Street, N.W.	2615/65-69	1908
1803-09 Monroe Street, N.W.		
1862 Monroe Street, N.W.	2614/810	1900
1850 Monroe Street, N.W.	2614/811	1900

<u>PROPERTY</u>	<u>SQUARE/LOT(S)</u>	<u>YEAR/ARCHITECT</u>
1824 Monroe Street, N.W.	2614/813	1902
1810 Monroe Street, N.W.	2614/816	1900
3323-27 17th Street, N.W.	2609/375-77	1900
1640 Newton Street, N.W.	2615/35	1885
1886 Newton Street, N.W.	2591/809-10	1921
2021 Kipling Road, N.W.	2591/	1915
1629-31 Harvard Street, N.W.	2591/1003	1915
1633 Harvard Street, N.W.	2591/1004-1006	1915
1637 Harvard Street, N.W.	2591/1008, 1018, 1013	1915
1715-53 Kilbourne Place, N.W.	2602/90-109	1907
1710-12 Kilbourne Place, N.W.	2600/49	1910
1712-26 Kilbourne Place, N.W.	2600/49-42	1910
1736-72 Kilbourne Place, N.W.	2600/106-89	1911
<u>Apartment Buildings</u>		
3420 and 3426 16th Street, N.W. Northbrook Courts	2622/751, 752	1918 Harry Wardman
3060 16th Streets, N.W. The Kenesaw	2595/175	1909 George W. Stone
1613-15 Harvard Street, N.W. The Embassy	2591/808	1915 B. Stanley Simmons
1701 Park Road, N.W. The Park Regent	2612/651	1910
3220 17th Street, N.W. The Argyle	2601/85	1913
1615 Kenyon Street, N.W. The Al-Roy	2596/879	1926 Henry Warwick

<u>PROPERTY</u>	<u>SQUARE/LOT(S)</u>	<u>YEAR/ARCHITECT</u>
1900 Lamont Street, N.W. Randall Mansions	2604/813	1923
3155 Mount Pleasant St., N.W. The Mount Pleasant	2595/189	
<u>Institutional Buildings</u>		
1600 Lamont Street, N.W. Mount Pleasant Branch Library	2595/830	1925 Edward L. Tilton
2000 Rosemont Avenue, N.W. House of Mercy (Rosemont Center)	2618/804	1910 Nathan Wyeth
1600 Newton Street, N.W. Gunton Temple Memorial Church	2610/818	1926
3146 16th Street, N.W. Francis Asbury M.E. Church (Meridian Hill Baptist Church)	2595/831	c. 1920
18th and Newton Streets, N.W. Bancroft Elementary School	2619/810	c. 1920
3224 16th Street, N.W. OIC	2608/652	1912
3118 16th Street, N.W. Barney Neighborhood House	2595/	c. 1890
1621 Park Road, N.W. Academy of the Sacred Heart	2609/823	c. 1910
1629 Park Road, N.W. Sacred Heart School	2609/824-25	c. 1920
<u>Commercial Buildings</u>		
3251-53 Mount Pleasant St., NW	2608/819	1900
3171-73 Mount Pleasant St., NW	2595/826	
3151-59 Mount Pleasant St., NW	2595/1036-7, 688, 678, 677, 676	1910
3058-60 Mount Pleasant St., NW	2591/1031	1932

## Chapter VII

A list of bibliographic and other sources used to prepare the application; indicate where the reference material is archived.

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